



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Family Home In Great Order Throughout. Ent. Hall, Generous Through Lounge, Modern Fitted Through Dining Kitchen, Modern F.F. Bathroom With Tiled Walls & Floor. Enclosed Low Maintenance Walled Garden. Detached Garage.**



Patrick Place Brindley Ford ST8 7RF

£129,500

**ENTRANCE HALL**

uPVC double glazed window and door to the front elevation. Timber effect laminate flooring. Low level power point. Ceiling light point. Panel radiator. Stairs to the first floor.

**THROUGH KITCHEN DINER** 17' 10" x 10' 0", narrowing to 8' in the dining area. (5.43m x 3.05m)

Range of modern fitted eye and base level units, base units having modern work surfaces above with matching up-stands. Tiled splash backs and various power points across the work surfaces. Ample space for slide-in electric cooker with stainless steel circulator fan/light above. Modern one and half bowl sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for dryer. Drawer and cupboard space. Tiled floor. Panel radiator. Low level power points. Coving to the dining area with centre ceiling light point. Built in storage cupboard with double opening doors and shelving. Ample space for free-standing fridge or freezer. Archway leading to the rear porch and under stairs recess. uPVC double glazed windows to both the front and rear elevations.

**REAR PORCH / UNDER STAIRS RECESS**

Tiled floor. Centre ceiling light point. Timber single glazed door allowing access to the rear garden

**THROUGH LOUNGE** 17' 10" x 9' 10" (5.43m x 2.99m)

Quality timber effect laminate flooring. Attractive fire surround with tiled hearth. Television points. Two panel radiators. Various low level power points. Centre ceiling light point. uPVC double glazed windows to both the front and rear elevations.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Panel radiator. Ceiling light point. Loft access point. Walk-in storage cupboard with slatted shelf and houses the wall mounted (Ideal) gas central heating boiler.

**BEDROOM ONE** 11' 6" maximum into the recess x 11' 6" (3.50m x 3.50m)

Panel radiator. Recess (ideal for wardrobes). Low level power point. Centre ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views on the horizon, up towards Mow Cop.

**BEDROOM TWO** 9' 10" x 8' 4" (2.99m x 2.54m)

Panel radiator. Built in store cupboard over the stairs. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views on the horizon, up towards Mow Cop.

**BEDROOM THREE** 9' 4" x 6' 10" (2.84m x 2.08m)

Low level power points. Useful store cupboard with side hanging rail. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear.

**FAMILY BATHROOM** 6' 0" x 5' 0" (1.83m x 1.52m)

Modern fitted three piece white suite comprising of a wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured hot and cold taps and shower over the bath. Modern tiled walls with feature wall over the bath and tiled floor. Smart modern grey tall radiator. Ceiling spot light points. Two uPVC double glazed windows towards the rear.

**EXTERNALLY**

The property is approached via a flagged pathway to a canopied entrance. Two good size lawned gardens to either side of the flagged pathway.

**REAR ELEVATION**

Enclosed walled garden which enjoys the majority of the all-day sun. Flagged and block set patio. Good size low maintenance gravelled border. Timber gate to the rear parking area. Further door allowing access into the garage. Outside water tap.

**GARAGE**

Brick built and flat roof construction. Door to the side elevation. Up-and-over door to the front elevation. Power and light.

**DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. Continue through the lights towards Brindley Ford, turning right onto Bull Lane. Turn 2nd left into Handley Street and 1st right into Patrick Place to where the property can be located via our Priory Property Services Board.

**VIEWING**

Is strictly by appointment via the selling agent.





### Biddulph's Award Winning Team







**Energy Performance Certificate** HM Government

8, Patrick Place, Brindley Ford, STOKE-ON-TRENT, ST8 7RF

Dwelling type: Mid-terrace house      Reference number: 8903-6350-4629-5827-5143  
 Date of assessment: 25 September 2014      Type of assessment: RdBAP, existing dwelling  
 Date of certificate: 25 September 2014      Total floor area: 78 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,034
Over 3 years you could save	£ 321

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 147 over 3 years	
Heating	£ 1,452 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 369 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 2,034</b>	<b>£ 1,713</b>	<b>You could save £ 321 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-100) A	71	85	G
(85-91) B			
(69-84) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation	£800 - £1,200	£ 142	Yes
2. Low energy lighting for all fixed outlets	£25	£ 58	Yes
3. Solar water heating	£4,000 - £6,000	£ 121	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and the actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.