



PRIORITY
PROPERTY SERVICES



3 Bedroom Semi Detached House With South Facing Mature Established Private Rear Garden. Generous Accommodation Throughout, Conservatory, Ground Floor Wet Room/W.C & First Floor Shower Room. Attached Garage. No Upward Chain!



56 Albert Street Biddulph ST8 6DU

£149,950

ENTRANCE HALL

uPVC double glazed door allowing access. Attractive open turn flight staircase allowing access to a good size, large galleried landing. Panel radiator. Power point. Telephone point. uPVC double glazed window to the front.

THROUGH LOUNGE 19' 10" x 12' 0" (6.04m x 3.65m)

'Living Flame' gas fire set in an attractive surround with tiled hearth. Television point. Two panel radiators. Low level power points. Coving to the ceiling with two ceiling light points. uPVC double glazed window allowing pleasant views of the private landscaped garden. uPVC double glazed bow window towards the front.

DINING ROOM (Off The Entrance Hall) 8' 0" x 8' 0" (2.44m x 2.44m)

Panel radiator. Low level power point. Centre ceiling light point. Sliding door to the entrance hall. uPVC double glazed sliding patio window and door allowing access and views into the conservatory. Serving hatch to the kitchen.

CONSERVATORY (Off The Dining Room)

Brick base and pitched roof construction. Low level power points. Ceiling fan and light. uPVC double glazed windows to both the side and rear elevations allowing pleasant views of the private gardens. uPVC double glazed, double opening 'French doors' allowing access into the garden.

KITCHEN 12' 6" x 9' 10" (3.81m x 2.99m)

Range of fitted eye and base level units, base units having work surfaces above. Stainless steel effect sink unit with hot and cold taps and drainer. Ample space for gas/electric cooker. Plumbing and space for washing machine. Plumbing and space for slim-line dishwasher. Space for fridge. Panel radiator. Ceiling light point. Serving hatch to the dining room. Access to the entrance hall. Further door allowing access to the side porch. uPVC double glazed window allowing pleasant views of the rear garden.

SIDE PORCH (Off The Kitchen)

uPVC door to the front elevation. Tiled floor. uPVC double glazed window to the side. Ceiling light point. Door allowing access to the ground floor w.c./wet room.

GROUND FLOOR W.C./WET ROOM (Off The Kitchen)

Modern suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap and fitted mirror above. Quality tiled walls and floor with a centre drain into the floor. Shower rail and curtain. Inset ceiling lights. Panel radiator. uPVC double glazed frosted window to the rear.

FIRST FLOOR - GALLERIED LANDING

Attractive turn flight stairs allowing access to the ground floor. Low level power point. Doors to principal rooms. uPVC double glazed window towards the front elevation.

BEDROOM ONE 14' 6" x 11' 10" maximum (4.42m x 3.60m)

Built in wardrobes with double opening doors. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden and partial views over the playing fields and 'Mow Cop' on the horizon.

STORE (Off Bedroom One) 11' 10" in length (3.60m x 0.00m)

Wall light point. Power point.

BEDROOM TWO 12' 6" x 9' 10" (3.81m x 2.99m)

Panel radiator. Low level power points. Centre ceiling light point. Loft access point. uPVC double glazed window allowing pleasant views of the rear garden and partial views up towards 'Mow Cop'.

BEDROOM THREE 9' 10" x 7' 0" (2.99m x 2.13m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window towards the front elevation.

FAMILY SHOWER ROOM 8' 0" x 8' 0" (2.44m x 2.44m)

Low level w.c. Wash hand basin with half pedestal, chrome coloured mixer tap, fitted mirror and shelf above. Large shower cubicle with glazed door and wall mounted electric shower. Part tiled walls. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a low level front boundary wall with double opening gates allowing vehicle access to the block paved driveway and integral garage. Front garden has established large shrubs and hedgerows forming the boundary with stone wall to one side. Flagged pathway leads to the front elevation. Reception light. Gated flagged access down one side of the property to the rear.

REAR ELEVATION

Established private garden. Flagged patio surrounds the conservatory. Further gravelled and flagged patio areas. Mature lawned garden with mature shrubs and trees. Mature hedgerows form the boundaries. Timber shed towards the head of the garden. Established fruit trees. Fishpond.

DIRECTIONS

From our High Street offices proceed North along the (A527) Congleton Road. Turn right onto 'John Street' and immediate left onto 'Albert Street', continue for a short distance to where the property can be located via our 'Priory Property Services' Board on the right hand side

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!**DO YOU HAVE A PROPERTY TO SELL?**

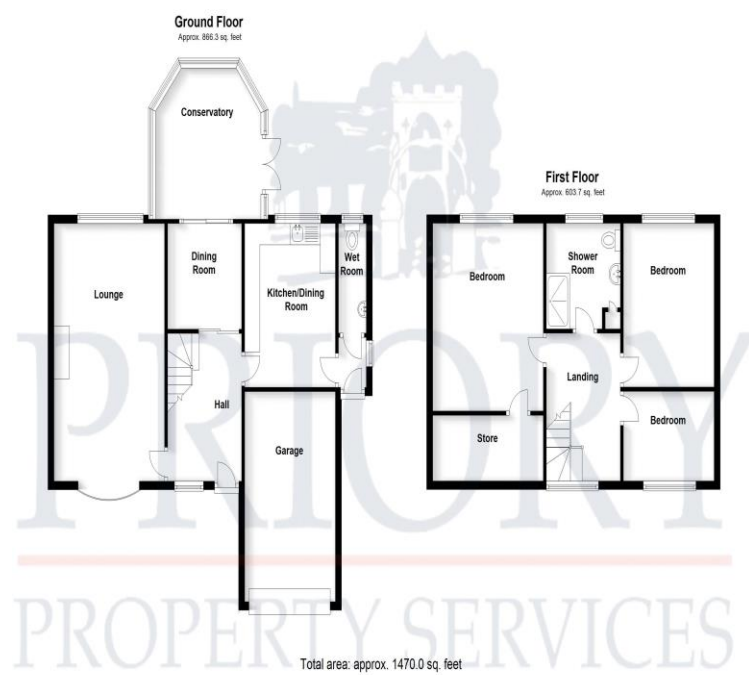
When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.



Biddulph's Award Winning Team





Energy Performance Certificate

HM Government

56, Albert Street, Biddulph, STOKE-ON-TRENT, ST8 6DU

Dwelling type: Semi-detached bungalow Reference number: 0838-2628-7560-9398-1141
 Date of assessment: 18 June 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 June 2018 Total floor area: 110 m²

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:	£ 3,363
Over 3 years you could save	£ 975

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 2,532 over 3 years	£ 1,926 over 3 years	
Hot Water	£ 621 over 3 years	£ 252 over 3 years	
Totals	£ 3,363	£ 2,388	You could save £ 975 over 3 years

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 plus) A			
(81-91) B			
(69-80) 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
1 Room-in-roof insulation	£1,500 - £2,700	£ 462
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 168
3 Increase hot water cylinder insulation	£15 - £30	£ 69

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

To find out more about the recommended measures and other actions you could take today to save money, visit 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.

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.