



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Semi Detached Home With No Chain! Through Lounge Diner. Fitted Kitchen With Utility Area Off. G.F. W.C. & F.F. Family Bathroom. Enclosed Landscaped Rear Garden. Attached Garage. Viewing Highly Recommended.



54 Mow Lane Gillow Heath Biddulph ST8 6QD

£134,000

ENTRANCE HALL

Modern uPVC double glazed door, with window above to the front elevation. Panel radiator. Low level power point. Original coving to the ceiling. Stairs allowing access to the first floor galleried landing. Part glazed door allowing access into the through lounge diner.

THROUGH LOUNGE DINER 24' 6" x 12' 0" at its widest point (7.46m x 3.65m)

Gas fire set in an attractive modern surround, hearth and inset. Both television and telephone points. Two panel radiators. Low level power points. Both wall and ceiling light points. Original coving to the ceiling with centre ceiling light points. Part glazed door allowing access into the entrance hall. Large uPVC double glazed window to the front. uPVC double glazed window to the rear allowing pleasant views of the well kept private garden. Part glazed door allowing access into the kitchen. uPVC double glazed frosted window to the side elevation.

KITCHEN

Range of modern fitted eye and base level units, base units having work surfaces above. Tiled splash backs and power points over the work surfaces. Stainless steel effect one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Ample space for gas/electric cooker. Plumbing and space for an automatic washing machine. Wall mounted (Glow-Worm Microm) gas central heating boiler. Tile effect flooring. Panel radiator. Door to under stairs store cupboard with shelving. Archway leading into the utility area. uPVC double glazed window and door to the side elevation.

UTILITY AREA (OFF THE KITCHEN) 17' 0" x 8' 0", narrowing to 5'10" (5.18m x 2.44m)

Modern work surface. Space for fridge and freezer under the units. Ceiling light point. uPVC double glazed window to the side.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with chrome coloured tap. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the side.

FIRST FLOOR GALLERIED LANDING

Stairs allowing access to the ground floor entrance hall. Low level power point. Over-stairs store cupboard with side hanging rail. Loft access point. Doors to principal rooms.

BEDROOM ONE 15' 2" x 12' 0" (4.62m x 3.65m)

Panel radiator. Built in wardrobes to the majority of one wall with double opening doors, incorporating side hanging rails and storage cupboards above. Built in dressing table with built in mirror and inset light. Low level power points. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows to the front elevation allowing partial views of the Biddulph Valley, down to one side.

BEDROOM TWO 12' 0" x 9' 10" maximum into the chimney recess (3.65m x 2.99m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the well kept enclosed garden and views over towards Congleton Edge on the horizon.

BATHROOM 10' 0" x 8' 2" (3.05m x 2.49m)

Three piece suite comprising of a low level w.c. Wash hand basin set in a vanity unit with tiled work surface and cupboard space below. Panel bath with chrome coloured mixer tap and shower attachment. Electric (Hydro) shower above the bath with shower rail and curtain. Cylinder cupboard. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a smart stone topped low level boundary wall. Flagged driveway providing off road parking and easy access into the garage. Flagged pathway continues to the front with well maintained shrub garden and lantern reception light.

REAR ELEVATION

Smart, well kept generous flagged patio garden that surrounds the rear and side of the property. Double opening doors allowing access into the rear of the garage. Brick built outhouse. Outside water tap. Step up to a small lawned garden, surrounded by well stocked flower and shrub borders. Timber fencing forms the boundaries. Garden enjoys the majority of the later evening sun.

BRICK BUILT OUTHOUSE 7' 2" x 6' 6" approximately (2.18m x 1.98m)

Brick built and tiled roof construction. Door to the side.

ATTACHED GARAGE 25' 0" x 8' 1" at its widest point (7.61m x 2.49m)

Sloped roof and brick built construction. Up-and-over door to the front elevation. Power and light. Two single glazed windows to the side elevation. Double opening timber doors allowing easy pedestrian access to the rear.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass (Meadows Way). At the traffic lights turn left onto Station Road. Continue down and follow the road around which becomes Wedgewood Lane. Continue to the top and turn right onto Mow Lane. Continue for a short distance to where the property can be clearly identified via our Priory Property Services Board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Total area: approx. 120.7 sq. metres (1299.1 sq. feet)
 We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. The ground is not shown.

Energy Performance Certificate

54, Mow Lane, Gillow Heath, STOKE-ON-TRENT, ST8 6QD
 Dwelling type: Semi-detached house Reference number: 9048-7076-7225-6241-4954
 Date of assessment: 14 May 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 May 2019 Total floor area: 92 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:	£ 3,906
Over 3 years you could save	£ 1,479

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 195 over 3 years	
Heating	£ 3,093 over 3 years	£ 2,013 over 3 years	
Hot Water	£ 519 over 3 years	£ 219 over 3 years	
Totals	£ 3,906	£ 2,427	You could save £ 1,479 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			

Current: 52 Potential: 79

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 Cavity wall insulation	£500 - £1,500	£ 507
2 Floor insulation (suspended floor)	£800 - £1,200	£ 162
3 Increase hot water cylinder insulation	£15 - £30	£ 42

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.