



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Well Presented Spacious Mid Town House With Large uPVC D. Glazed Conservatory To The Rear. Lounge & Modern Fitted Kitchen. G.F. W.C. & First Floor Bathroom. Useful Loft. Generous Flat Garden To The Rear.



ENTRANCE HALL

Stairs allowing access to the first floor. uPVC double glazed door and window to the front elevation. Panel radiator. Part glazed door allowing access into the lounge.

LOUNGE 13' 10" x 13' 4" (4.21m x 4.06m)

Modern 'Living Flame' gas fire set in an attractive timber surround with 'marble effect' inset and hearth. Television and telephone points. Panel radiator. Coving to the ceiling with centre ceiling light point. Part glazed door allowing access into the entrance hall. uPVC double glazed bow window towards the front elevation.

KITCHEN 16' 4" maximum into the recess x 7' 6" (4.97m x 2.28m)

Modern fitted eye and base level units, base units having 'high gloss' work surfaces over with attractive tiled splash backs. Stainless steel five ring gas hob with stainless steel double gas oven below. Stainless steel circulator fan/light above. Stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Tiled floor. Door allowing access to a large walk-in storage cupboard with power and light. uPVC double glazed windows and door towards the rear elevation.

GROUND FLOOR W.C.

Comprising of a low level w.c. Wash hand basin. Ceiling light point.

CONSERVATORY 12' 10" x 12' 0" (3.91m x 3.65m)

uPVC double glazed windows to side and rear elevations. Panel radiator. Power points. Laminate flooring. uPVC double glazed 'french doors' allowing access to the rear garden. uPVC double glazed door to the side allowing access.

FIRST FLOOR - LANDING

Stairs to the ground floor. Doors to principal rooms.

BEDROOM ONE 12' 5" x 10' 4" (3.78m x 3.15m)

Timber effect laminate floor. Panel radiator. Storage cupboard housing the wall mounted (Baxi) gas combination central heating boiler. Ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM TWO 12' 6" x 9' 2" (3.81m x 2.79m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the rear allowing pleasant views of the garden.

BEDROOM THREE ('L' Shaped) 8' 10" x 7' 10" maximum (2.69m x 2.39m)

Stairs to loft. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front.

LOFT (Stairs Off Bedroom Three)

2 skylight windows to the rear elevation. Power and light. Stairs to first floor/bedroom three.

BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)

Three piece modern 'white' suite comprising of a low level w.c. and pedestal wash hand basin. (Whirlpool) bath with chrome coloured mixer tap, shower attachment and part glazed shower screen. Inset ceiling lights. Attractive tiled walls and floor. Panel radiator. Two uPVC double glazed frosted windows to the rear.

EXTERNALLY

The property is approached via a block paved driveway providing extensive off road parking for approximately four vehicles.

SIDE ENTRY

Entry to the side allows shared pedestrian access to the rear.

REAR ELEVATION

The rear has a good size 'Indian Stone' flagged patio surrounded by attractive stone walling and inset lighting. Outside water tap. Reception light. Gated access to the side entry with easy pedestrian access to the front. Step leads up to an 'Indian Stone' flagged patio and large lawned garden. Timber storage shed/outhouse. Timber fencing forms the boundary. Garden enjoys the majority of the all-day sun.

DIRECTIONS

From our High Street offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and continue turning 3rd right onto 'Princess Street' where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the agent.

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Biddulph's Award Winning Team





Energy Performance Certificate



26, Princess Street, Biddulph, STOKE-ON-TRENT, ST8 6JN

Dwelling type: Mid-terrace house	Reference number: 9268-2030-7288-0812-0990
Date of assessment: 16 August 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 August 2012	Total floor area: 68 m ²

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:	£2,208
Over 3 years you could save	£690

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£234 over 3 years	£117 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £690 over 3 years </div>
Heating	£1,704 over 3 years	£1,233 over 3 years	
Hot Water	£270 over 3 years	£168 over 3 years	
Totals	£2,208	£1,518	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D	61		
(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).

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 Cavity wall insulation	£500 - £1,500	£288	✔
2 Floor insulation	£800 - £1,200	£135	✔
3 Low energy lighting for all fixed outlets	£35	£96	✔

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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.