



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home Close To Local Walks & Amenities. Generous Dining Kitchen. Entrance Hall. Lounge & First Floor Modern Bathroom Suite. Extensive Off Road Parking. Larger Than Average Garage/Workshop.



Dorset Drive Biddulph ST8 6DG

£159,950

ENTRANCE HALL

Stairs allowing access to the first floor landing. Low level power point. Telephone point. Part glazed door allowing access to the lounge at the front. Further door allowing access to the walk-in cloaks cupboard. uPVC double glazed window and door to the side elevation allowing access from the drive.

L SHAPED DINING KITCHEN 15' 10" x 11' 0" *approximately, narrowing to 8'6" (4.82m x 3.35m)*

Selection of fitted eye and base level units, base units having high gloss work surfaces above with tiled splash backs and various power points over the work surfaces. Built in gas four ring hob with double (Diplomat) electric oven below. Stainless steel circulator fan/light above. One and half bowl sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for dryer (if required). Archway leading to a useful walk-in under stairs store cupboard with ceiling light point and currently houses the fridge freezer. Panel radiator. Coving to the ceiling with inset ceiling lights. Door allowing access to the entrance hall. Two uPVC double glazed windows to the rear elevation. uPVC double glazed door allowing access to the rear.

LOUNGE 15' 10" x 9' 10" (4.82m x 2.99m)

Living Flame gas fire set in an attractive timber surround with marble effect inset and hearth. Television point. Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. Part glazed door allowing access to the entrance hall. uPVC double glazed high level window to one side. Large uPVC double glazed bow window to the front elevation allowing pleasant views across the wooded area at the front.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Doors to principal rooms. Low level power point. Store cupboard housing the wall mounted (Valiant) modern gas combination central heating boiler. Easy loft access (Nb. vendor informs us that the loft is boarded with light).

BEDROOM ONE 15' 10" x 9' 10" *at its widest, narrowing to 8'4" approximately (4.82m x 2.99m)*

Panel radiator. Low level power point. Quality built in wardrobes with high gloss sliding fronts. Further over-bed storage cabinets with inset lighting and matching bedside cabinets. Ceiling light point. Two uPVC double glazed windows to the front elevation allowing pleasant views over the wooded area to the front.

BEDROOM TWO 8' 8" x 7' 10" (2.64m x 2.39m)

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

BEDROOM THREE 8' 0" x 7' 0" (2.44m x 2.13m)

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

BATHROOM

Three piece white suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit. Tiled floor and walls. Inset LED ceiling lights. uPVC double glazed frosted window to the side. Chrome coloured towel radiator.

EXTERNALLY

The property is approached via a public parking bay and dropped kerb, leading to a private extensive block paved driveway, allowing ample off road side-by-side parking. Lawned garden with well kept boundary hedge. Gated access to the side of the property with further off road block paved parking. Reception light. Door allowing access to the property from the side. Easy vehicle access to the larger than average detached garage at the rear.

DETACHED GARAGE

Up-and-over door to the front elevation. Single opening door allowing easy pedestrian access.

REAR ELEVATION

Attractive block paving continues to the rear from the front and side. Outside water tap. Security lighting. Steps up to a low maintenance astro turfed garden set behind attractive brick walling. Further space behind the garage. Hard standing for timber shed (Nb. vendor informs us that the shed is to be included in the sale).

DIRECTIONS

From the main roundabout off Biddulph town centre proceed straight across onto (Haydon Park) Dorset Drive'. Follow the road through to where the property can be clearly identified by our Priory Property Services board on the left hand side.



PRIORY

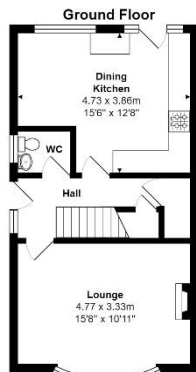
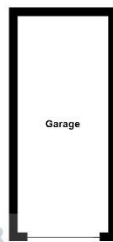
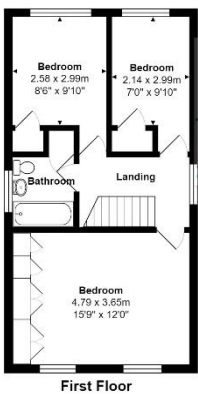
PROPERTY SERVICES

Biddulph's Award Winning Team





All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 106.4 m² ... 1145 ft²



Energy Performance Certificate

32, Dorset Drive, Biddulph, STOKE-ON-TRENT, ST8 6DG
 Dwelling type: Detached house Reference number: 5001 0219 6022 5187 1403
 Date of assessment: 26 May 2020 Type of assessment: FullSAP, existing dwelling
 Date of certificate: 26 May 2020 Total floor area: 91 m²

Use this document to:

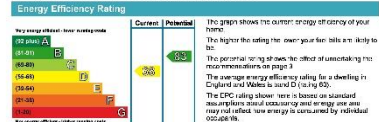
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,604
Over 3 years you could save:	£ 423

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 210 over 3 years	£ 270 over 3 years
Heating	£ 2,007 over 3 years	£ 1,758 over 3 years
Hot Water	£ 388 over 3 years	£ 210 over 3 years
Totals	£ 2,604	£ 2,238

You could save £ 426 over 3 years

These figures show how much the average household would spend on this property for heating, lighting and hot water and do not include the average household's electricity bill. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by 'microgenerators'.



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

Recommended measure	Indicative cost	Typical savings over 3 years
1. Floor insulation (suspended floor)	£900 - £1,200	£ 165
2. Low energy lighting for all fixed outlets	£ 15	£ 94
3. Heating controls (thermostatic radiator valves)	£350 - £450	£ 84

See page 3 for a full list of recommendations for this property.
 For more information on energy efficiency go to: www.prioryproperty.com or call 0800 444303. 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.