



PRIORITY

PROPERTY SERVICES



4 Bedrooms. Detached Family Home Located In A Popular Cul-De-Sac, With No Chain & Long Garden To The Rear. Property Has Great Potential For A Wonderful Family Home Once Updated. Integral Garage. Viewing Recommended.



ENTRANCE PORCH

uPVC double glazed door to the front elevation allowing access. Panel radiator. Ceiling light point. Part glazed door allowing access to the lounge. Door to the ground floor w.c. uPVC double glazed window and door to the front elevation.

GROUND FLOOR W.C.

Low level w.c. Wash hand basin with tiled splash back. Tiled floor. Ceiling light point. uPVC double glazed frosted window to the front.

'L' SHAPED THROUGH LOUNGE DINER

Gas fire set in a hearth. Both television and telephone points. Three panel radiators. Open stairs to the first floor. Coving to the ceiling with ceiling light points. Various low level power points. Door allowing access into the kitchen. Sliding patio window and door allowing access and views into the conservatory and garden beyond. uPVC double glazed window to the front.

Lounge Area 17' 2" x 12' 4" at its widest (5.23m x 3.76m)

DINING AREA 9' 4" x 9' 4" (2.84m x 2.84m)

CONSERVATORY

Sloped roof construction. Single glazed windows to both side and rear elevations, rear allowing excellent views of the long lawned gardens and partial views up towards Mow Cop on the horizon. Wall light point. Fitted blinds to the ceiling. Doors allowing access to both the side and rear elevations.

KITCHEN 10' 10" x 9' 4" (3.30m x 2.84m)

Range of fitted eye and base level units, base units having work surfaces above. Tiled walls. Stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for gas or electric cooker. Space for fridge under the units. Tiled floor. Breakfast bar area. Ceiling light point. uPVC double glazed window allowing pleasant views over the established rear garden. Further door allowing access to the utility room.

UTILITY ROOM 8' 4" x 4' 4" (2.54m x 1.32m)

Tiled floor. Plumbing for a washing machine. Power point. Wall mounted (Glow-Worm) gas central heating boiler. Ceiling light points. uPVC double glazed window to the rear. uPVC double glazed door to the side.

FIRST FLOOR - LANDING

Open stairs allowing access to the ground floor lounge. Low level power points. Loft access point. Ceiling light point. Cylinder cupboard with slatted shelf above. Doors to principal rooms.

BEDROOM ONE 14' 0" x 10' 0" (4.26m x 3.05m)

Panel radiator. Over stairs storage cupboard with side hanging rail. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the cul-de-sac.

BEDROOM TWO 12' 2" x 8' 4" (3.71m x 2.54m)

Panel radiator. Over stairs storage cupboard with side hanging rail. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front.

BEDROOM THREE 9' 6" x 8' 5" (2.89m x 2.56m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Built in storage cupboard with side hanging rail. uPVC double glazed window allowing excellent views of the long rear garden and fantastic views over towards parts of Mow Cop and Halls Road playing fields.

BEDROOM FOUR 8' 5" x 8' 4" (2.56m x 2.54m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear with excellent views of the long rear garden and fantastic views over towards parts of Mow Cop and Halls Road playing fields.

BATHROOM 7' 4" x 5' 6" (2.23m x 1.68m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath with mixer tap, shower attachment, shower rail and curtain. Tiled walls. Panel radiator. uPVC double glazed frosted window to the rear.

EXTERNALLY

The front of the property is approached via a wide concrete driveway allowing off road parking for 2+ vehicles. Easy vehicular access to the integral garage. Front has a lawned garden with well stocked shrub borders. Gated pedestrian access down the right hand side to the rear. Gravelled access to the left hand side allowing easy pedestrian access.

REAR ELEVATION

The rear has a large elevated flagged patio over two levels. Outside water tap. Easy access to the conservatory. Pleasant views over the LONG LAWNED GARDENS, towards the Coppice at the rear. Garden enjoys the majority of the mid-day to later evening sun. Steps lead down to a good size lawned garden, surrounded by well stocked flower and shrub borders. Further steps to the base of the garden with a mature lawned garden and hard standing for greenhouse. Established fruit tree. Timber fencing forms the boundaries. Pleasant views again towards the Coppice.

INTEGRAL GARAGE 18' 4" x 8' 2" at its narrowest, both meas. approx. (5.58m x 2.49m)

Up-and-over door to the front. Power and light. uPVC door to the side. Gas meter point.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass. Turn left at the roundabout and then left again onto Wrexham Close where the property can be clearly identified by our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!



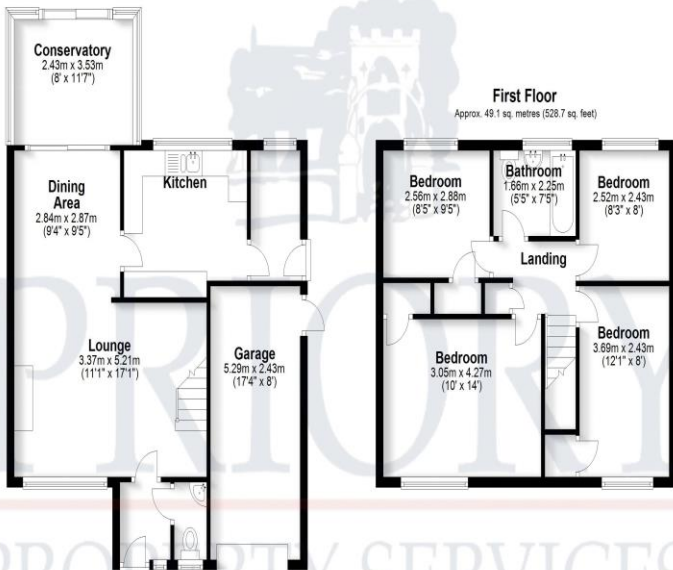
Biddulph's Award Winning Team





Ground Floor

Approx. 65.5 sq. metres (705.4 sq. feet)



Total area: approx. 114.6 sq. metres (1234.0 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.
Plan produced using PlanUp.

Energy Performance Certificate



11, Wrexham Close, Biddulph, STOKE-ON-TRENT, ST8 6RZ
Dwelling type: Detached house **Reference number:** 8741-7422-3550-9235-8922
Date of assessment: 25 February 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 February 2019 **Total floor area:** 92 m²

Use this document to:

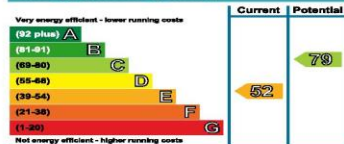
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,876
Over 3 years you could save	£ 1,458

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 195 over 3 years	
Heating	£ 2,676 over 3 years	£ 2,004 over 3 years	
Hot Water	£ 927 over 3 years	£ 219 over 3 years	
Totals	£ 3,876	£ 2,418	

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



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 Floor insulation (solid floor)	£4,000 - £8,000	£ 228
2 Increase hot water cylinder insulation	£15 - £30	£ 207
3 Low energy lighting for all fixed outlets	£20	£ 66

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.