



PRIORITY

PROPERTY SERVICES



4 Bedrooms. Detached Dormer Bungalow Offering Deceptively Spacious Family Accommodation Located In A Popular Residential Location. Bedrooms Over 2 Levels With En-Suite To F. F. Modern Fitted B/Fast Kitchen. Lounge & Sep Dining Rm.



11 Northfield Drive Biddulph ST8 7DU

£249,500

GROUND FLOOR**ENTRANCE PORCH**

Double opening timber 'french doors' towards the front elevation. Single glazed door allowing access into the entrance hall.

ENTRANCE HALL

Timber flooring. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point.

LOUNGE (Bay Fronted) 14' 6" x 12' 6" (4.42m x 3.81m)

'Living flame gas fire' set in an attractive surround with 'marble effect' inset and hearth. Television point. Panel radiator. Low level power points. Wall and ceiling light points with coving to the ceiling. Large archway allowing access into the dining room. Timber double glazed window to the side. Walk-in bay with timber double glazed window towards the front elevation.

DINING ROOM 12' 6" x 7' 5" (3.81m x 2.26m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Timber double glazed window towards the side elevation.

BREAKFAST KITCHEN 11' 10" x 11' 6" (3.61m x 3.51m)

Range of new modern fitted eye and base level units, base units having work surfaces over with attractive part tiled splash back. Stainless steel one and half bowl sink unit with drainer and mixer tap. Built in five ring stainless steel gas hob with stainless steel circulator fan/light above. Built in stainless steel double electric eye level oven. Plumbing and space for an automatic washing machine. Ample space for free-standing fridge or freezer. Good selection of drawer and cupboard space. Panel radiator. Tiled floor. Inset ceiling lights. Timber double glazed window towards the side. uPVC double glazed 'timber effect' door towards the rear.

BATHROOM 8' 5" x 6' 6" (2.57m x 1.98m)

Three piece 'white' suite comprising of a low level w.c. and pedestal wash hand basin. Panel bath with chrome coloured mixer shower over, large pvc panels to the walls and glazed shower screen. Tiled floor. Chrome coloured heated towel rail. Inset ceiling light. uPVC double glazed 'timber effect' frosted window towards the rear.

BEDROOM ONE (Bay Fronted) 13' 5" x 11' max. into the wardrobe (4.09m x 3.35m)

Built in wardrobes to one wall with sliding mirrored fronts, side hanging rails and storage shelves. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Attractive walk-in bay with double glazed window towards the front.

BEDROOM FOUR/FAMILY ROOM 12' x 10' (3.66m x 3.05m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Double glazed timber sliding patio window and door allowing views and access to the rear garden.

STUDY AREA 11' 2" x 7' 6" (3.4m x 2.29m)

Stairwell to the first floor. Panel radiator. Coving to the ceiling with ceiling light point. Timber double glazed window towards the side elevation.

FIRST FLOOR**LANDING**

Stairs to the ground floor. Doors to bedrooms four and five.

BEDROOM TWO 14' 6" x 11' 10" (4.42m x 3.61m)

Panel radiator. Door to storage eaves. Low level power points. Ceiling light point. Timber double glazed window towards the front elevation. (Nb. Restricted head height in this room).

BEDROOM THREE 9' 4" x 8' 2" approximately (2.84m x 2.49m)

Recess for storage. Low level power points. Ceiling light points. uPVC double glazed timber effect window allowing pleasant views of the rear garden and views down towards 'Congleton Edge'. (Nb. Restricted head height in this room).

EN-SUITE BATHROOM

Modern three piece 'white' suite comprising of a low level w.c., pedestal wash hand basin and panel bath. Modern tiled walls. Tiled floor. Ceiling light points. uPVC double glazed timber effect frosted window towards the rear. Extractor fan. Chrome coloured heated towel rail.

EXTERNALLY

The property is approached via a flagged driveway that continues down towards the side with easy vehicular access to the garage at the rear. Off road parking for approximately 3/4 vehicles. Front garden is mainly laid to lawn with well stocked flower and shrub borders set behind attractive stone walling. Flagged pathway to the entrance with lantern reception light.

The rear has an elevated flagged patio with shed. Outside water tap. Pleasant views over the rear garden and 'Congleton Edge' on the horizon. Steps lead down to a further patio at the side of the garage. Lawned garden to side with good selection of shrubs and young trees. Timber fencing forms the boundaries. Towards the head of the garden there is a further flagged patio area that enjoys the later evening sun with views over towards 'Congleton Edge'.

GARAGE 19' 2" x 9' 2" (5.84m x 2.79m)

Brick built and flat roof construction. Up-and-over door towards the front elevation. Power and light. uPVC double glazed window to the side. Door towards the side allowing access into the garden.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road' past the 'Biddulph Arms' public house, turning 2nd right onto 'Woodhouse Lane'. Continue on up and take the 2nd right hand turning onto 'Greenway Road', then 2nd left onto 'Northfield Drive' to where the property can be clearly identified on the left hand side by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the agent.

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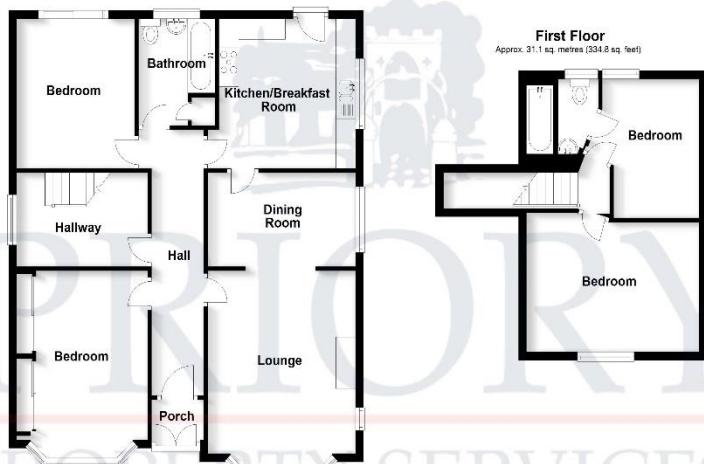
Please call our office on 01782 255552 for your free no obligation market appraisal.





Ground Floor
Approx. 93.6 sq. metres (975.0 sq. feet)

First Floor
Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 121.7 sq. metres (1309.8 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 approximate only and provided as a guidance tool and not an exact replication of the property.

Plan produced using Planitap.

Energy Performance Certificate



11, Northfield Drive, Biddulph, STOKE-ON-TRENT, ST8 7DU

Dwelling type: Detached bungalow Reference number: 0749-2856-6852-9452-3595
 Date of assessment: 16 May 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 May 2012 Total floor area: 121 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

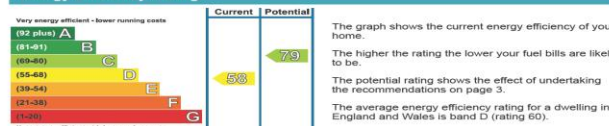
Estimated energy costs of dwelling for 3 years:	£3,405
Over 3 years you could save	£1,095

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£354 over 3 years	£177 over 3 years	You could save £1,095 over 3 years
Heating	£2,781 over 3 years	£1,863 over 3 years	
Hot Water	£270 over 3 years	£270 over 3 years	
Totals	£3,405	£2,310	

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



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 Room-in-roof insulation	£1,500 - £2,700	£591	Yes
2 Floor insulation	£800 - £1,200	£210	Yes
3 Low energy lighting for all fixed outlets	£40	£150	Yes

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.