



3 Bedrooms. Detached House In Need Of Full Modernisation. Generous Through Lounge/ Dining Room. Breakfast Kitchen. Family Bathroom & Ground Floor W.C. Large Established Garden To The Rear. Ample Parking & Garage. No Chain!



ENTRANCE PORCH

uPVC double glazed door to the front elevation allowing access. Tiled floor. Wall light point. Upvc double glazed windows to both the front and side elevations allowing pleasant views of the cul-de-sac.

ENTRANCE HALL

Aluminium double glazed frosted door and window to the front elevation. Stairs allowing access to the first floor. Low level power point. Telephone point. Panel radiator. Door to under stairs store cupboard with power point, wall light point and uPVC double glazed frosted window to the side.

THROUGH LOUNGE DINER

LOUNGE AREA 12' 10" maximum into the chimney breast x 11' 4" (3.91m x 3.45m)

Gas fire set on a marble effect hearth. Timber television and video plinths. Panel radiator. Low level power points. Coving to the ceiling with wall and ceiling light points. Large archway into the dining room. Part glazed door allowing access to the entrance hall. uPVC double glazed window to the front elevation.

DINING AREA (Off The Lounge) 10' 0" x 7' 10" (3.05m x 2.39m)

Panel radiator. Large archway into the lounge. Coving to the ceiling with wall and ceiling light points. Sliding door allowing access into the kitchen. Aluminium double glazed sliding patio window and door to the rear allowing access and views to the rear garden.

'L' SHAPED BREAKFAST KITCHEN 10' 10" x 10' 0", narrowing to 8'5" (3.30m x 3.05m)

Range of fitted eye and base level units with work surfaces above and tiled splash backs. One and half bowl stainless steel sink unit with drainer and mixer tap. Built in (NEFF) stainless steel effect four ring gas hob (not tested) with circulator fan/light above. (Siemens) built in eye level electric double oven (not tested). Good selection of drawer and cupboard space. Breakfast bar. Panel radiator. Plumbing and space for washing machine. Built in fridge into the base unit. Part glazed door allowing access into the entrance hall. Sliding door to the dining room. Double glazed frosted door allowing access to the side porch. Double glazed window towards the rear allowing good views of the garden.

SIDE PORCH

Tiled floor. LED ceiling light. uPVC double glazed window to the side. uPVC double glazed door allowing access. Sliding door to the ground floor w.c.

GROUND FLOOR W.C.

Low level w.c. Wall mounted wash hand basin with vanity cupboard below. Chrome coloured mixer tap. Modern tiled walls. Vinyl flooring. LED ceiling light. uPVC double glazed frosted window to the rear. Low level electric heater.

FIRST FLOOR - LANDING

Stairs to the ground floor. Ceiling light point. Low level power point. Former cylinder cupboard housing the wall mounted (Worcester) gas combination central heating boiler (not tested), small panel radiator and slatted shelves. Landing has uPVC double glazed frosted window to the side.

BEDROOM ONE 11' 4" maximum into the wardrobe x 10' 6" (3.45m x 3.20m)

Built in wardrobes with sliding fronts to the majority of one wall. Panel radiator. Small entrance recess area. Ceiling light point. uPVC double glazed window allowing pleasant views of the cul-de-sac and views up towards 'Biddulph Moor' on the horizon.

BEDROOM TWO 10' 8" x 10' 0" maximum into the wardrobes (3.25m x 3.05m)

Small entrance recess area. Built in wardrobes with louver doors and side hanging rails. Panel radiator. Loft access point. Ceiling light point. uPVC double glazed window to the rear allowing pleasant views over the rear garden.

BEDROOM THREE 8' 2" maximum x 7' 2" (2.49m x 2.18m)

Panel radiator. Low level power points. Built in wardrobe. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and views over 'Biddulph Moor' on the horizon.

BATHROOM 8' 2" x 5' 4" (2.49m x 1.62m)

Three piece suite comprising of a low level w.c. with concealed cistern. Wall mounted wash hand basin. Panel bath with chrome coloured mixer tap and shower attachment. Tiled walls. Ceiling light point. Panel radiator. uPVC double glazed windows to the side and double glazed window to the rear.

EXTERNALLY

The property is approached via a wide, tarmacadam and flagged driveway allowing off road parking and easy vehicle access to the garage. Low level wall forms the front boundary with mature tree and hedgerow. Further gated flagged access to the entrance porch. Small lawned garden.

REAR ELEVATION

Rear garden is in need of landscaping. Flagged patio area with potential, once garden landscaped and trees cut down, has potential views up towards 'Mow Cop' and 'Biddulph Moor' on the horizon. Steps lead down to a good size lawned area and further steps lead down to the base of the garden.

ATTACHED GARAGE

Brick built and flat roof construction with up-and-over door to the front. uPVC double glazed door to the side allowing access to the rear patio.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn left onto 'Congleton Road'. Continue along turning 3rd left after the 'Biddulph Arms Public House' onto 'Marsh Green Road' and then first left into 'Portland Drive'. Continue to the top to where the property can be located via our 'Priory Property Services' board.

VIEWING

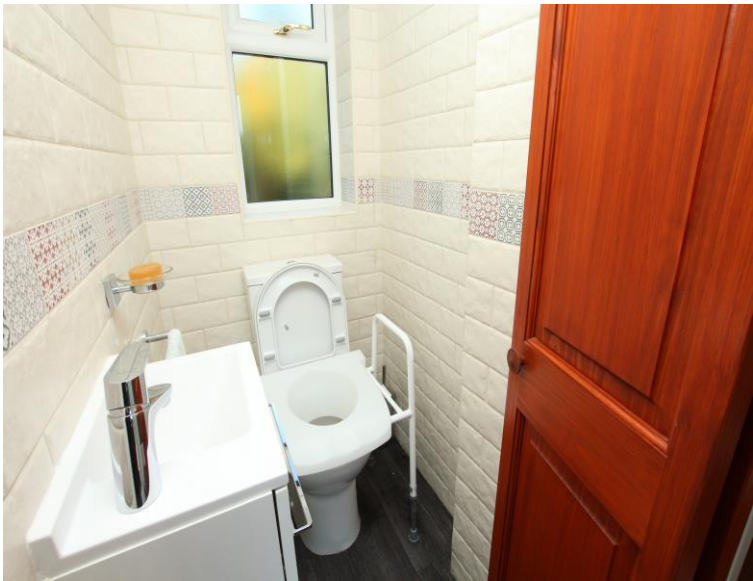
Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!**DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

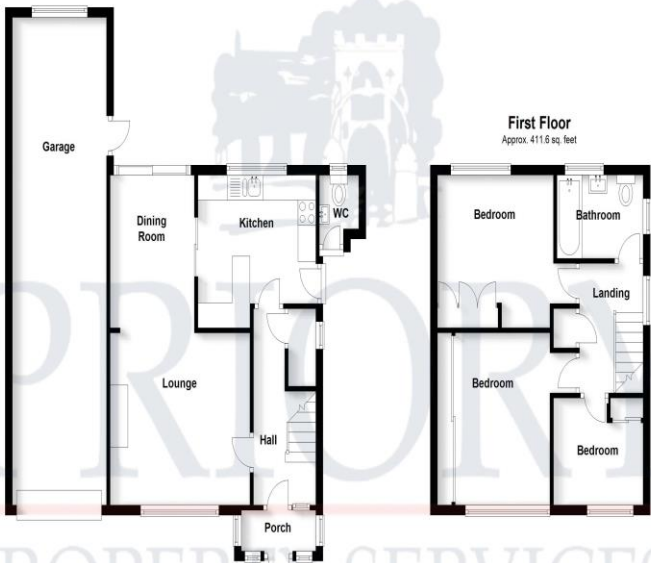
Please call our office on 01782 255552 for your free no obligation market appraisal.





Ground Floor
Approx. 734.4 sq. feet

First Floor
Approx. 411.6 sq. feet



Total area: approx. 1146.0 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 PlanItUp.

Energy Performance Certificate



64, Portland Drive, Biddulph, STOKE-ON-TRENT, ST8 6RY

Dwelling type: Detached house
Date of assessment: 03 October 2018
Date of certificate: 03 October 2018
Reference number: 9568-2807-7708-9608-1505
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 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

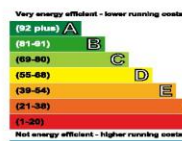
Estimated energy costs of dwelling for 3 years:	£ 2,748
Over 3 years you could save	£ 846

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 162 over 3 years	
Heating	£ 2,142 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 297 over 3 years	£ 213 over 3 years	
Totals	£ 2,748	£ 1,902	You could save £ 846 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



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	£ 489
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
3 Low energy lighting for all fixed outlets	£55	£ 129

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.