



PRIORITY

PROPERTY SERVICES



34 Cornfield Road Biddulph

£175,000



Four Bed Det. House 'Built By Rivermeade Homes'. uPVC Double Glazed Conservatory To Rear. En-Suite Shower/W.C.

GROUND FLOOR

ENTRANCE HALL

Concealed radiator. Open spindle staircase to the first floor. Under stairs storage cupboard. Telephone point. Double glazed window and door towards the front elevation. Doors to principal rooms.

UNDER STAIRS CLOAKROOM/W.C.

Low level w.c. Wash hand basin. Panel radiator. Extractor fan. Ceiling light point.

DINING ROOM 11' 2" x 9' 2" (3.4m x 2.79m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front.

BREAKFAST KITCHEN 16' 4" x 9' (4.98m x 2.74m)

Range of modern fitted eye and base level units, base units having work surfaces over. Space for slide-in gas/electric cooker. Ample drawer and cupboard space. One and half bowl sink unit with drainer and mixer tap. Tiled floor. Panel radiator. Telephone point. Space for fridge. Utility area off. uPVC double glazed windows to both the side and rear. Timber door towards the side elevation.

UTILITY AREA

Larder cupboard. Stainless steel sink unit. Work surface. Plumbing and space for an automatic washing machine. Space for freezer. Ceiling light point.

LOUNGE 14' 10" x 11' 2" (4.52m x 3.4m)

Gas fire set in an attractive surround. Television point. Low level power point. Ceiling light points. Double glazed sliding patio window and door towards the rear with access into the conservatory.

CONSERVATORY (Off The Lounge)

Brick base and pitched roof construction. Tiled floor. Power points. Ceiling light and fan. uPVC double glazed windows to both side and rear allowing pleasant views of the gardens. uPVC double opening 'french doors' towards the garden.

FIRST FLOOR

LANDING

Loft access point. Stairs to the ground floor. Concealed radiator. Doors to principal rooms.

BEDROOM ONE 12' 2" x 11' 8" max. (3.71m x 3.56m)

Panel radiator. Built in wardrobes. Ceiling light point. Storage cupboard. Television recess with television point. Two uPVC double glazed windows to the front

EN-SUITE SHOWER/W.C.

Low level w.c. Pedestal wash hand basin. Shower cubicle with wall mounted (Aqualisa) electric shower. Panel radiator. Ceiling light. Extractor fan. uPVC double glazed frosted window to the front.

BEDROOM TWO 12' 10" x 8' 4" (3.91m x 2.54m)

Panel radiator. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

BEDROOM THREE 11' x 8' 4" (3.35m x 2.54m)

Panel radiator. Built in wardrobes. Ceiling light point. uPVC double glazed window to the rear.

BEDROOM FOUR 9' x 7' 2" (2.74m x 2.18m)

Panel radiator. Ceiling light point. uPVC double glazed window to the rear.

FAMILY BATHROOM

Three piece suite comprising of a low level w.c. and pedestal wash hand basin. Panel bath with shower attachment. Cylinder cupboard with slatted shelf above. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed window towards the side.

INTEGRAL GARAGE 16' 10" x 8' 4" (5.13m x 2.54m)

Up-and-over door towards the front elevation. Wall mounted gas central heating boiler. Power and light. Timber door towards the side elevation.

EXTERNALLY

The property is approached via a tarmac driveway allowing off road parking for two vehicles plus easy vehicular access to the integral garage. Low maintenance garden with shale borders and attractive pathways from either side of the property allowing gated access to the rear. The rear has a flagged patio area that enjoys the majority of the midday to late evening sun. Reception lighting. Easy pedestrian access from either side of the property to the front. Large raised fish pool with pump and power, set behind attractive brick walling. Steps lead up to a gravelled low maintenance garden with attractive shrub and flower borders. Towards the head of the garden there is further patio areas and gated access towards the top. Hard standing for timber shed or greenhouse. Timber fencing forms the boundaries. Garden lighting.

DIRECTIONS

Head North along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the lights turn left onto Park Lane' and continue to the mini roundabout, turning left onto 'St David's Way'. Continue down 'St Davids Way' which becomes 'Cornfield Road' to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the agent.

CHAIN FREE PROPERTY

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	65	70
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		
34 Cornfield Road			http://www.epc-graph.com		

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.