



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
18 Eiger Close Biddulph, Cheshire ST8 7FH	Energy rating C	Valid until 14 November 2023 Certificate number 8027 7438-1058-4028-4893
Property type Semi-detached house		
Total floor area 71 square metres		
Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read evidence for landlords on the regulations and exemptions from www.gov.uk/government/guidance/energy-ratings-for-landlords		
Energy efficiency rating for this property This property's current energy rating is C. It has the potential to be C. See how to improve this property's energy efficiency		
The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://www.energy-certificates.gov.uk/energy-certificates/8027-7438-1058-4028-4893>

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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18 Eiger Close

Biddulph, Stoke-On-Trent, Staffordshire ST8 7FH

Offers in Excess of £180,000

- NO ONWARD CHAIN
- MODERN 2 BEDROOM SEMI DETACHED PROPERTY
- BUILT IN 2016 BY REPUTABLE BOVIS HOMES
- FASHIONABLE DINING KITCHEN & SPACIOUS LOUNGE
- ENCLOSED LAWNED GARDENS
- ALLOCATED PARKING SPACE

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN

PERFECT FOR FIRST TIME BUYERS, DOWNSIZERS, INVESTORS OR RETIREES.....IN FACT WHY WOULD YOU NOT BUY IT!!

A LOVELY MODERN 2 BEDROOM SEMI DETACHED HOME BUILT ONLY IN 2016 BY THE REPUTABLE BOVIS HOMES. RAPIDLY MATURING DEVELOPMENT WITH A PLEASANT REPUTATION. ENCLOSED LAWNED GARDENS AND DESIGNATED PARKING SPACE.

** Entrance hall, cloakroom, spacious lounge, fashionable dining kitchen, TWO DOUBLE bedrooms and generous bathroom ** Double glazing throughout ** Gas central heating via a modern boiler ** Designated parking space ** Lawned gardens ** FREEHOLD **

Situated in a most preferred location on the outskirts of Biddulph town centre, with Oxhey First School and Woodhouse Academy within walking distance, as well as having the convenience of a nearby family pub & restaurant, plus the award winning National Trust Biddulph Grange Gardens are a must to visit too. Bordering on open countryside with just a few minutes drive delivering you to some of Staffordshire's most enjoyed natural views and rural walks.

Biddulph is an ever evolving town with the centres of Stoke on Trent, Congleton and Macclesfield just

a short drive away all providing a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages.

For the commuter, Manchester International Airport is easily accessible and its connection with the North West motorway network are approximately 30 minutes away by car and the railway station in Congleton and Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

The town of Biddulph offers a good selection of pubs, restaurants and fitness centre, whilst still having a variety of outdoor pursuits including scenic walks in Staffordshire and the Peak District National Park. The town centre boasts Sainsburys, ALDI, butchers, florists and newsagents as well as essential services such as chemists and doctors.

The accommodation briefly comprises
(all dimensions are approximate)

COVERED PORCH : Double glazed front entrance door with obscured glazed panel.

ENTRANCE HALLWAY : Stairs to first floor landing. Double panel central heating radiator. Understairs storage cupboard.

CLOAKROOM : White suite comprising: low level w.c. and pedestal wash hand basin. Extractor fan. Tiled flooring. Single panel central heating radiator.

DINING KITCHEN 11' 5" x 8' 0" (3.48m x 2.44m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Range of light oak wall mounted cupboard and base units with complementary fitted working surfaces over, incorporating one and a half bowl stainless steel sink single drainer inset with mixer tap. Integrated fridge/freezer, washing machine, electric combination cooker with 4 ring gas hob having chimney style extractor over and glass splashback. Single panel central heating radiator. 13 Amp power points. Tiled flooring. Cupboard housing Potterton gas fired central heating boiler. Space for dining table and chairs.

LOUNGE 14' 4" x 10' 7" (4.37m x 3.22m): PVCu double glazed window to side aspect. Two single panel central heating radiators. Television aerial point. 13 Amp power points. PVCu double glazed French doors with full length windows to sides leading to rear garden.

First Floor :

LANDING : Airing cupboard housing pressurised hot water cylinder. Access to loft space.

BEDROOM 1 FRONT 14' 4" x 9' 0" (4.37m x 2.74m): Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 14' 4" x 9' 2" (4.37m x 2.79m): PVCu double glazed windows to dual aspects. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 9" x 7' 7" (2.36m x 2.31m): Modern suite comprising: low level w.c., pedestal wash hand basin and panelled bath with chrome effect bath shower mixer over. Part tiled walls. Extractor fan. Chrome centrally heated towel radiator.

Outside :

REAR : Fully enclosed rear garden laid to lawn with adjoining paved patio and fence panels. Timber gate leading to private parking area for one car.

TENURE : Freehold. Service Charge of £200 per annum (approx) to cover communal areas

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Staffordshire Moorlands District Council

TAX BAND: B

DIRECTIONS: SATNAV: ST8 7FH

