



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

69 Derby Street, Leek, Staffordshire, ST13 6JL

T: 01538 373308

F: 01538 399653

enquiries@grahamwatkins.co.uk

www.grahamwatkins.co.uk

3 Stoneyfields, Bidduph Moor, Stoke-on-Trent,, ST8 7NB



Located in the popular village residential area of Biddulph Moor with private garden and taking in views to the rear; this bungalow offers easy living accommodation with ample parking and benefitting from a good size garage; briefly comprising a Hallway; Lounge; Kitchen; Two Bedrooms; Wet room and Rear Porch. Within walking distance of local shop; chemist; public house; and footpaths.

No Smokers,

**£675 Per Calendar Month
(Subject To Contract)**

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Located in a popular residential area on Biddulph Moor within walking distance of local amenities including shop, chemist, garage, public house and some footpaths. With easy access to further travel or commuting routes to surrounding areas of Leek, Hanley, Congleton and motorways.

Directions

From our Leek office proceed along Ball Haye Street; turning left at the traffic lights onto Stockwell Street and continue onto the Macclesfield Road A523; after 1.8 miles turn left signposted Rudyard onto the B5331; after 1 mile at the roundabout take the 2nd exit onto Camrose Hill; stay on this road as it passes Horton and continues to the top of the hill on Top Road; continue into Lask Edge Road; turn right onto Leek Lane then right into Stoneyfields where the property will be found a short way along on your right hand side; identified by our "To Let" board.

Accommodation Comprises

A UPVC entrance door leading into: -

Hallway 4.024 x 1.223 (13'2" x 4'0")

An "L" shaped Hallway with fully fitted carpet; radiator; coat hooks; electrical points and two ceiling light points.

Lounge 4.241 x 4.198 (13'11" x 13'9")

With fully fitted carpet; UPVC double glazed leaded window to the front aspect; UPVC leaded window to the side aspect; an electric fire sits in a marble effect surround with wooden mantelpiece; radiator; electrical points; aerial point; BT phone points; two wall lights and ceiling light point.



Kitchen 4.568 x 2.475 (15'0" x 8'1")

With fully fitted carpet; UPVC double glazed window to the rear aspect; half wood panelled and half tiled walls; the suite comprises a range of base units with "formica" work surfaces over; inset stainless steel sink and drainer unit with mixer tap; built in electric "Hotpoint" cooker with ceramic hob over and extractor hood; plumbing for an automatic washing machine; space for a tall fridge freezer; radiator; electrical points and ceiling light point.



Bedroom Two 3.458 x 3.030 (11'4" x 9'11")

With fully fitted carpet; UPVC double glazed window to the rear aspect; radiator; electrical points; two wall lights; loft access.



Pantry

A useful pantry off the Kitchen houses the oil fired boiler; with tiled floor; UPVC double glazed frosted window to the rear aspect; shelving and ceiling light point.

Bedroom One 3.619 x 3.035 (11'11" x 10'0")

With fully fitted carpet; UPVC double glazed leaded window to the front aspect; radiator; two wall lights; electrical points and loft access.

Wardrobes available.



Wet Room/Shower Room

With vinyl flooring; Frosted window to the side aspect; fully tiled walls; the suite comprises an electric "Mira" shower; wall hung wash hand basin; low flush W.C.; airing cupboard housing the water cylinder and ceiling light point.



Rear Porch 1.030 x 0.932 (3'5" x 3'1")

With tiled flooring; UPVC door to the side aspect and driveway; useful cupboard housing the electric meter; consumer unit and shelving.

Outside

A flagged driveway with ample room for three to four vehicles.

To the front is a garden mainly laid to lawn; with planted borders; wall and hedge boundaries and a flagged pathway surrounding the property.

To the rear is a private lawned garden with potted plants; small trees and a flagged patio. Useful garage to the side of the property has power and lighting.



Rear Garden

To the rear is a private lawned garden with potted plants; small trees and a flagged patio.



Garage 5.844 x 2.912 (19'2" x 9'7")

Of brick and tile construction with concrete floor; up-and-over front door; UPVC window to the side aspect; electrical points; two ceiling strip lights.



Services

We believe all mains services are connected. The property is on oil fired central heating.

Viewings

By prior arrangement through Graham Watkins & Co.

Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the

freehold/leasehold status of the property.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Websites

www.grahamwatkins.co.uk;
www.rightmove.co.uk; www.zoopla.co.uk;
www.primelocation.co.uk;
www.onthemarket.com

Energy Performance Certificate


3, Stoneyfields, Biddulph Moor, STOKE-ON-TRENT, ST8 7NB

Dwelling type: Detached bungalow
Date of assessment: 21 February 2018
Reference number: 0453-2869-7822-9428-4721
Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 February 2018
Total floor area: 73 m²

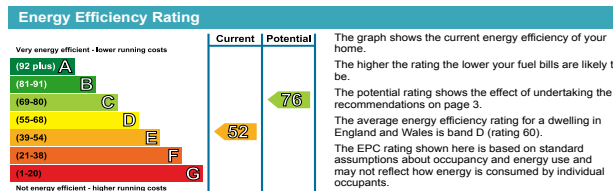
Use this document to:

- 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:	£ 2,478
Over 3 years you could save	£ 645

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 156 over 3 years	
Heating	£ 1,788 over 3 years	£ 1,467 over 3 years	
Hot Water	£ 399 over 3 years	£ 210 over 3 years	
Totals	£ 2,478	£ 1,833	

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.



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 (suspended floor)	£800 - £1,200	£ 297
2 Increase hot water cylinder insulation	£15 - £30	£ 42
3 Low energy lighting for all fixed outlets	£95	£ 117

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.