



Energy performance certificate (EPC)			
10 Silver Close Biddulph STOKE-ON-TRENT ST8 6JR	Energy rating <b>C</b>	Valid until: 6 November 2034	Certificate number: 2834-2729-3409-0133-3202

Property type	Top-floor flat
Total floor area	47 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**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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**10 Silver Close**  
Biddulph, Stoke-On-Trent,  
Staffordshire ST8 6JR

**Selling Price: £150,000**

- FABULOUS UPMARKET ONE BEDROOM MAISONETTE
- QUALITY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- STYLISH & CONTEMPORARY SHOWER ROOM
- IMPRESSIVELY PRESENTED THROUGHOUT
- DRIVEWAY WITH PARKING FOR TWO VEHICLES
- PATIO SEATING AREA & LAWNED REAR GARDENS
- WALKING DISTANCE TO TOWN CENTRE & AMENITIES



\*\*\*TAKE A FEW MOMENTS TO FULLY APPRECIATE THIS FABULOUS HOME BY WATCHING OUR ONLINE VIDEO TOUR\*\*\*

A fabulous up market maisonette completely remodelled and stylishly renovated from top to bottom! Perfect for first time buyers, professionals and retirees

We'd like to raise a glass to the lucky person who's first to view this beautiful home. We guarantee you'll be buying it even before you skip through the threshold.....it is that good!!

The current vendor should be incredibly proud of what they've achieved, transforming this maisonette into a quite extraordinary home. It's been a back to basics project with the finished pad equal to a brand new home.

The total refurbishment includes a fresh layout, allowing the creation of a highly desirable open plan living kitchen; the fitted WREN kitchen is of a stunning quality with a plethora of integrated appliances. The kitchen shares its space with the living room, a cosy area with fabulous decoration and expensive Karndean flooring.

The shower room and double bedroom follow the trend of pristine presentation and

impressive decor. The double bedroom is fitted with an impressive array of wardrobes and storage. The shower room is a real gem, fitted with a crisp white suite, having a LLWC with concealed cistern, wash hand basin set on vanity unit and a large walk-in shower with mains fed shower and stylish complementary tiling.

Gas fired central heating is offered via a modern gas combi boiler and all windows and doors are PVCu double glazed throughout.

It's pretty outside too with a tarmacadam driveway providing parking for two cars, and patio seating areas with lawned gardens beyond.

Easy walking distance of the town centre of Biddulph which 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, Argos, ALDI, butchers, florists, and newsagents as well as essential services such as chemists, doctors and dentists.

The award-winning National Trust Biddulph Grange Gardens is close by. Open countryside

is just a few minutes' drive delivering you to some of Staffordshire's most enjoyed natural views and rural walks, yet extremely convenient for access to the town centre, and Congleton, five miles north, which offers links with the main M6 arterial routes, and mainline national rail networks.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**FRONT ENTRANCE :** Composite panelled door to:

**VESTIBULE :** Double panel central heating radiator. Stairs to:

**First Floor :**

**LANDING :** PVCu double glazed window to side aspect. Low voltage downlighters inset. 13 Amp power points.

**OPEN PLAN LIVING KITCHEN 17' 5" x 14' 11" (5.30m x 4.54m):**

**Kitchen Area :** PVCu double glazed window to front aspect. Low voltage downlighters inset. Quality fitted kitchen by WREN having an extensive range of cream fronted shaker style eye level and base units with marble effect preparation surfaces over with ceramic single drainer sink unit with antique effect mixer tap. Built in electric oven and grill. Cupboard housing Ideal combi gas boiler. Matching preparation surfaces with 4 ring induction hob. Integrated slimline dishwasher. Integrated fridge. Integrated washing machine. Stone effect tiles to splashbacks. Oak effect Karndean flooring.

**Living Area :** PVCu double glazed window to front aspect. 13 Amp power points. Double panel central heating radiator. Feature fireplace. Oak effect Karndean flooring.

**BEDROOM REAR 9' 9" x 9' 2" (2.97m x 2.79m) to wardrobes:** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobes by WREN.

**SHOWER ROOM 7' 0" x 5' 8" (2.13m x 1.73m):** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C. with concealed cistern, wash hand basin set in quartz vanity unit with cupboards below. Large walk-in shower with fixed glass screen, with mains fed shower. Grey marble effect wall tiles and matching floor tiles.

**Outside :** Tarmacadam driveway providing off road parking. Patio area and lawned gardens with flower borders and timber garden shed.

**TENURE :** Leasehold.

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

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

**LOCAL AUTHORITY:** Staffordshire Moorlands

**TAX BAND:** A

**DIRECTIONS:** SATNAV: ST8 6JR

