



## 16 Bordeaux Road

Stoke-on-Trent, ST3 7GW

£130,000

**Tinsley  
Garner**

independent property expertise



A modern semi-detached family home situated in a quiet cul-de-sac location. The property is well presented throughout and offers good size accommodation comprising: entrance hall, lounge, dining room, open plan kitchen with appliances, two double bedrooms and family bathroom. The house is approached via a wide tarmac driveway providing off road parking for a number of vehicles, with detached double garage, workshop, gas central heating, Upvc double glazed windows and doors.

A super house - Early Viewing Recommended.

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## Entrance Hall

A Upvc part obscure double glazed front door opens to the small hallway with ceiling coving, alarm panel, radiator, cloaks cupboard and wood effect laminate flooring. Access to the lounge and stairs to the first floor accommodation.

## Lounge

Offering a Upvc double glazed window to the front of the property, ceiling coving, two wall lights, radiator, Sky media connection, wood effect laminate flooring and doorway to the dining room.

## Dining Room

Open plan to the kitchen with Upvc part double glazed door and window to the rear aspect, ceiling coving, wood effect laminate flooring and radiator. Space for an American style upright fridge freezer.

## Kitchen

Fitted with a range of wood effect wall and floor units, black marble effect work surfaces, brick tile splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Upvc double glazed window overlooking the rear garden, ceiling coving, radiator, wood effect laminate flooring and wall mounted Potterton Prima F gas central heating boiler. Appliances include: stainless steel gas hob with matching extractor hood and light above, integral electric oven and grill, plumbing for a washing machine.

## First Floor

### Stairs & Landing

With carpet to the stairs, ceiling coving and wood effect laminate flooring to the landing.

### Bedroom One



Offering Upvc double glazed window to the front aspect, ceiling coving, two wall lights, radiator, wood effect laminate and loft access.

## Bedroom Two

With Upvc double glazed window overlooking the rear garden, ceiling coving, radiator & wood effect laminate flooring.

## Family Bathroom

Fitted with a white suite comprising: corner Jacuzzi bath, panel and shower screen with chrome mixer tap and Triton T80si electric shower system over, vanity wash hand basin with chrome mixer tap and inset low level push button WC. Fully tiled walls, Upvc obscure double glazed window to the rear aspect, towel radiator, shaver point and tiled floor.

## Outside

The property is tucked away in a quiet cul-de-sac location and is approached via a wide tarmac driveway. With paved pathway to an open porch and coach light before the front door.

## Front

The front garden has a gravelled flower bed with shrub border. There is side access via double wooden gates and panels opening to more driveway providing plenty of off road parking before a sectional detached double garage with lighting and power.

## Rear

The enclosed rear garden offers a block paved patio and pathway, artificial lawn, timber fence panelling and sectional workshop with power and lighting.



### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

### Services

Mains gas, water, electricity & drainage.

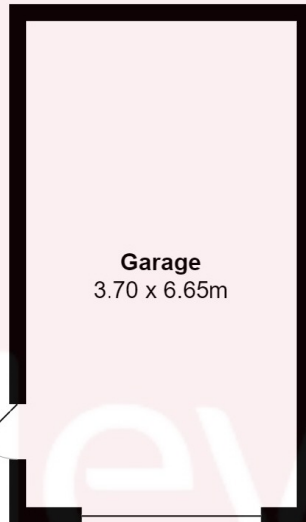
Gas central heating.

### Viewings

Strictly by appointment via the agent.

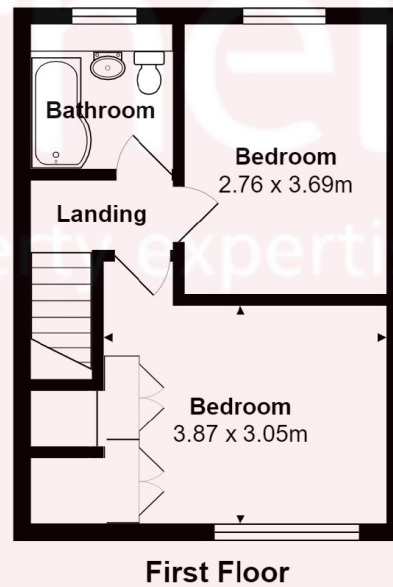
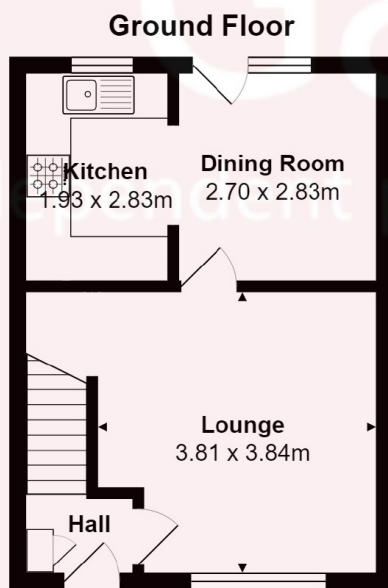






All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

Total Area: 66.0 m<sup>2</sup> (excluding garage, workshop)



# Energy Performance Certificate



**16, Bordeaux Road, STOKE-ON-TRENT, ST3 7GW**

**Dwelling type:** Semi-detached house  
**Date of assessment:** 07 January 2013  
**Date of certificate:** 08 January 2013

**Reference number:** 8337-7029-0640-1443-6906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 68 m<sup>2</sup>

**Use this document to:**

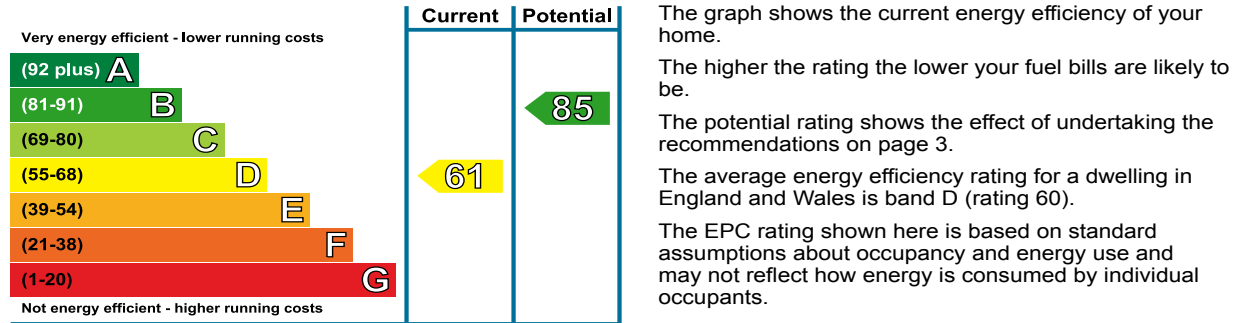
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,259</b>
<b>Over 3 years you could save</b>	<b>£ 684</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 129 over 3 years	
Heating	£ 1,443 over 3 years	£ 1,107 over 3 years	
Hot Water	£ 570 over 3 years	£ 339 over 3 years	
<b>Totals</b>	<b>£ 2,259</b>	<b>£ 1,575</b>	

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



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 75
2 Floor Insulation	£800 - £1,200	£ 87
3 Low energy lighting for all fixed outlets	£80	£ 93

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.