



5

Bedrooms



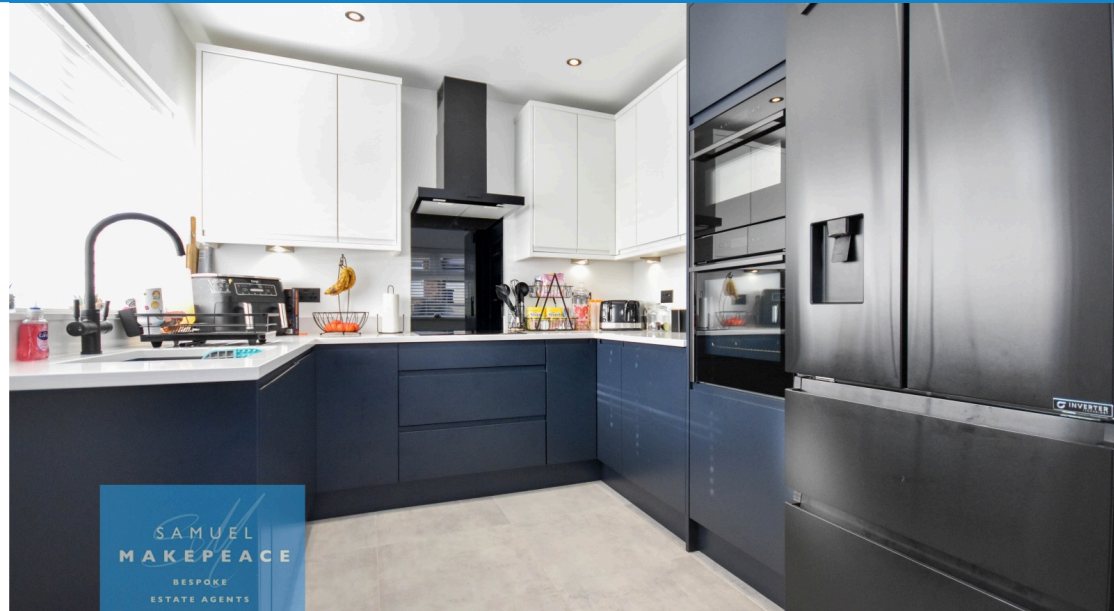
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Bathrooms

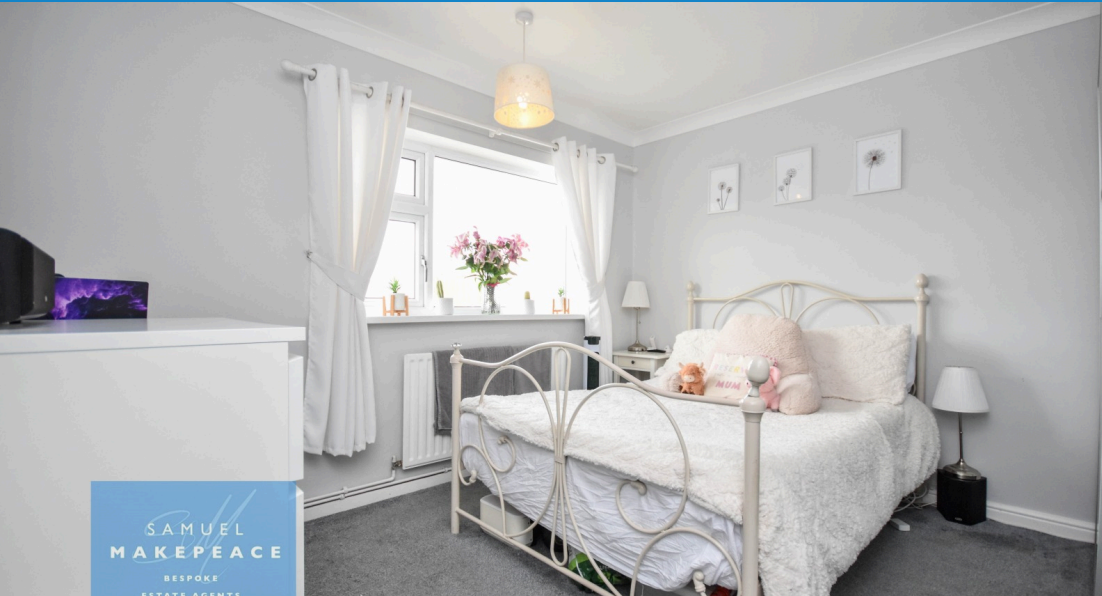


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Reception



- IMPECCABLY PRESENTED THROUGHOUT
- GORGEOUS, SPACIOUS LOUNGE featuring electric fireplace and wooden flooring
- PRISTINE, MODERN KITCHEN with integrated appliances and instant boiling tap
- MODERN DOWNSTAIRS SHOWER ROOM with sleek tiling and double shower cubicle
- FIVE EXCELLENT SIZED BEDROOMS three of which boasting built in storage
- UPSTAIRS FAMILY BATHROOM with bathtub and sleek tiling
- EXCELLENT, LOW MAINTENANCE REAR GARDEN with paved, tiered patio area
- OUSTANDING, FULLY EQUIPPED OUTSIDE BAR!!
- DRIVEWAY TO THE FRONT for multiple vehicles



Prepare to be swept off your feet by this exceptional five bedroom semi-detached dormer bungalow on the ever-popular Windmill Avenue, Kidsgrove. Boasting a beautiful loft conversion, stylish interiors, and an impressive outdoor space, this home is as versatile as it is stunning! Step inside to find an immaculate kitchen, complete with integrated appliances, space for fridge/freezer, and a luxurious bonus instant boiling water tap - perfect for busy mornings and evening brews, this kitchen is a culinary dream! The spacious lounge is a real showstopper, featuring wooden flooring, a large window flooding the room with natural light, and a charming electric fire designed to mimic a coal burner, adding warmth and character. The sleek and stylish shower room on the ground floor boasts a double shower cubicle, modern tiling, and a vanity hand wash basin - a true touch of luxury. Completing the ground floor are two generous bedrooms, offering flexibility for family living, guest rooms, or a home office. Head upstairs to discover three further well-sized bedrooms, two of which benefit eaves storage, while the third has space for wardrobes and currently serves as a stunning dressing room. The family bathroom completes this floor, featuring a bathtub, perfect for unwinding after a long day. Outside, the low maintenance, two-tiered paved garden, is designed for effortless enjoyment. But the real show stopper? A BAR with double doors and a window - the ultimate entertaining space that everyone longs for! At the front, the large driveway provides ample parking for multiple vehicles, making this home as practical as it is beautiful. This home is turnkey ready and offers space, style and versatility in abundance. Don't let this one pass you by, Contact Samuel Makepeace Bespoke Estate Agents Today!

ROOM DETAILS

Kitchen - Double glazed door, double glazed window, tiled flooring and radiator. A range of fitted wall and base cupboards, work surfaces and splashback. Sink, drainer and half bowl with boiling water tap. Integrated cooker, electric hob and cooker hood. Space for fridge/freezer and integrated washing machine.

Lounge - Double glazed window and stairs access. Wooden flooring and electric fire.

Rear Hall

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window and radiator.

Shower Room - Double glazed window, tiled flooring and tiled walls. Vanity hand wash basin, low level WC, double shower cubicle, towel warming radiator and extractor fan.

Landing - Boiler, storage cupboard

Bedroom One - Double glazed window, radiator and eaves storage.

Bedroom Four - Double glazed window, radiator.

Bedroom Five - Double glazed skylight window, radiator and eaves storage.

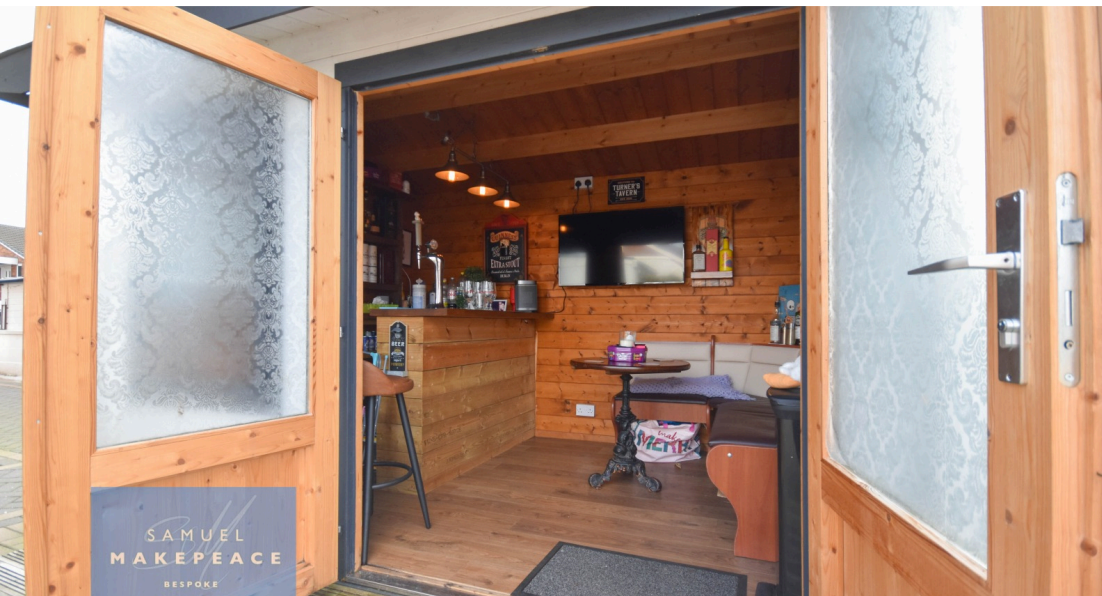
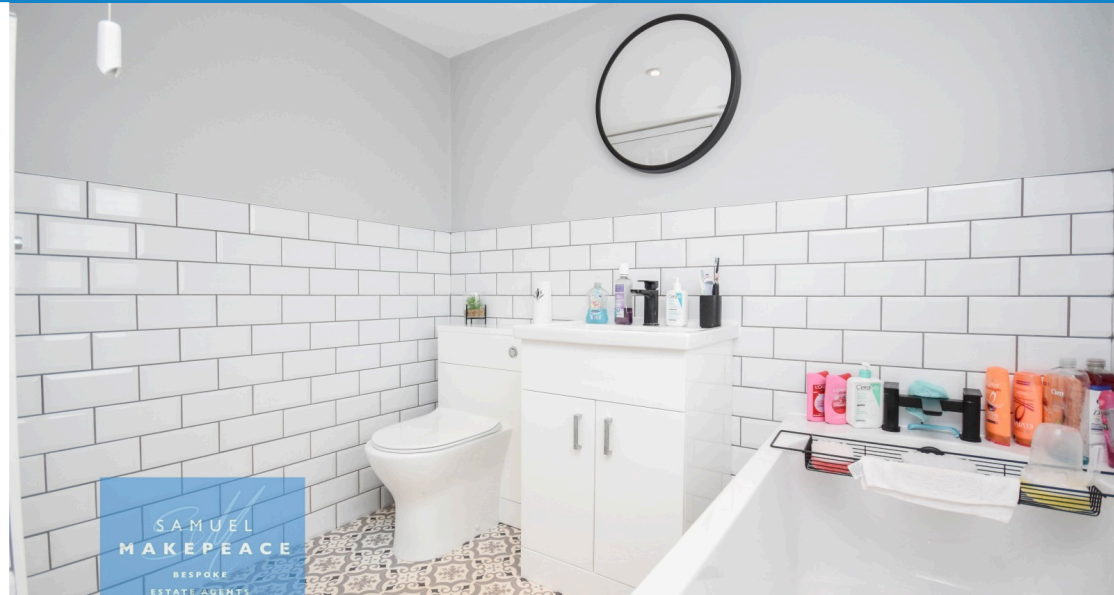
Bathroom - Double glazed window, vinyl flooring and part tiled walls. Low level WC, hand wash basin with vanity and bathtub. Extractor fan and towel warming radiator.

EXTERIOR

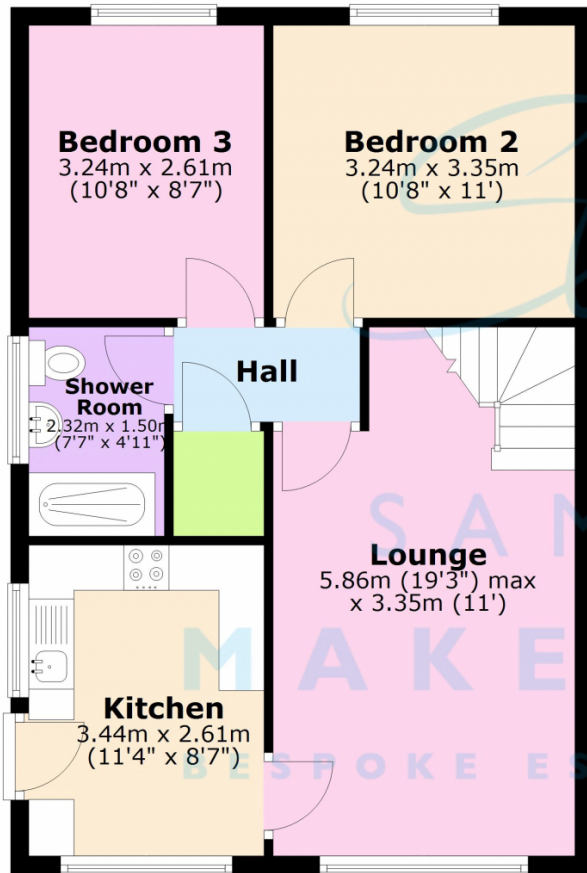
Front Garden - Paved front driveway for multiple vehicles.

Rear Garden - Paved, tiered rear garden with outside bar.

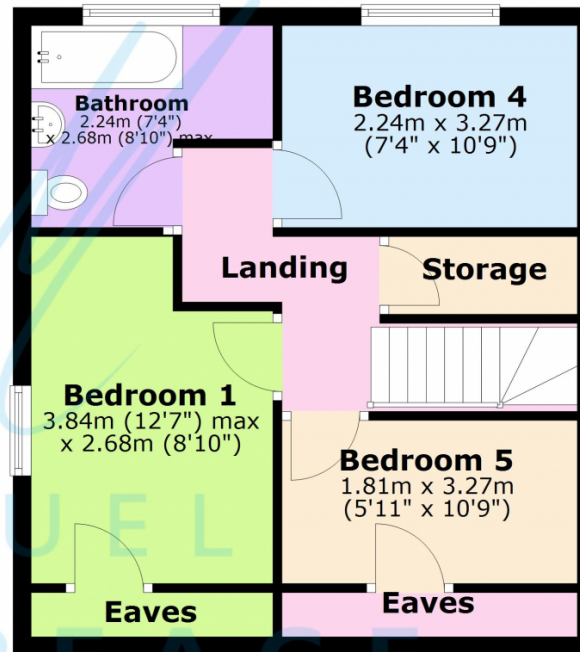
Outside Bar - Power/lighting, built in bar, double doors and window.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Windmill Avenue, Kidsgrove, Stoke-on-Trent

Scan me for more info



Energy performance certificate (EPC)

8 Windmill Avenue
Kidsgrove
STOKE-ON-TRENT
ST7 4HS

Energy rating

C

Valid until: 13 February 2035

Certificate number: 9435-7722-4400-0964-6296

Property type Semi-detached house

Total floor area 104 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 B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, insulated	Average
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£1,117 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £179 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,171 kWh per year for heating
 - 2,251 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 3.6 tonnes of CO2

This property's potential production 1.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£73
2. Floor insulation (solid floor)	£4,000 - £6,000	£59
3. Solar water heating	£4,000 - £6,000	£47
4. Solar photovoltaic panels	£3,500 - £5,500	£424

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Shenton
Telephone	07780335767
Email	paul@renewmyepc.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028798
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 February 2025
Date of certificate	14 February 2025
Type of assessment	RdSAP