



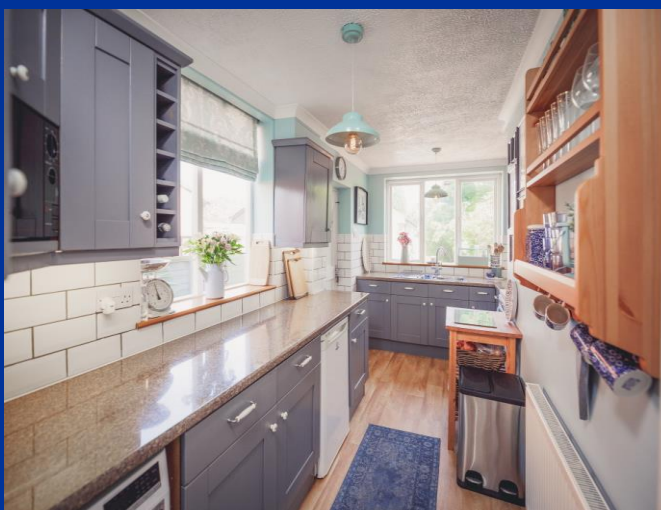
Congleton Road North, Scholar Green, ST7 3HF.

£255,000

Whittaker Est. 1930
& Biggs

Congleton Road North, Scholar Green, ST7 3HF.

Built in the 1940s, this immaculately presented red brick semi-detached home offers spacious accommodation throughout. It has been previously extended in the mid-1980s and has been tastefully modernised by the current owners. Internally, the property comprises of: entrance porch, inner hallway with under stairs storage and WC, a good sized dining room with a bay window, a large living room complete with AGA log burner and sliding doors giving access to the rear, and a well-presented kitchen. To the first floor are two double bedrooms, with the rear bedroom boasting views of Mow Cop Castle, a third bedroom and family bathroom. Additionally, the loft space has been fully boarded out and has potential for conversion subject to planning permission. The true wow factor of this property is the garden space on offer. To the front, the property offers a long driveway with ample parking and a lawned front garden with well stocked borders. While to the rear the property boasts a good-sized garage and extensive lawned garden featuring a decked seating area, two patios, and mature well stocked borders. The property is ideally situated in a popular residential area offering excellent commuter links to A34, A500, and M6 as well as easy access to the local amenities including Scholar Green park, Lawton Woods, and Rode Hall farmers market. A viewing is highly recommended to fully appreciate all the property has to offer.



Entrance Porch

With wooden external double doors to the front elevation with glass panels either side, wood effect flooring, power sockets and exposed brick walls.

Hallway

With a wooden door to the front elevation with a frosted glass panel and two frosted glass windows to either side, radiator, stairs to the first floor with storage cupboard under.

WC

Located under the stairs with a frosted glass window to the side elevation, WC with a push flush, sink with a chrome mixer tap over and wood effect flooring.

Dining Room 11' 0" x 11' 5" (3.36m x 3.49m)

With a uPVC double glazed bay style window to the front elevation, feature open fireplace with brick surround and tiled hearth and a radiator.

Living Room 19' 0" x 11' 5" (5.78m x 3.49m)

With a uPVC double glazed sliding door to the rear elevation leading to the garden, feature fireplace with AGA log burner with a brick surround, tiled hearth and oak mantle and a double radiator.

Kitchen 15' 2" x 7' 10" (4.62m x 2.38m)

With wooden external door to the side elevation, wood framed double glazed windows to the rear and side elevations with oak sills, fitted oak units to the base and eye level with a worktop over, stainless steel sink and drainer with a chrome mixer tap over, space for a cooker, plumbing for a washing machine, integral dishwasher, half tiled walls, oak skirting boards, wood effect flooring, radiator and loft access.

First Floor Landing

With a uPVC double glazed window to the side elevation, and a storage cupboard.

Bedroom One 11' 11" x 11' 6" (3.62m x 3.50m)

A good-sized double bedroom with a uPVC double glazed window to the rear elevation overlooking the garden and with views of Mow Cop Castle, and a radiator.

Bedroom Two 11' 0" x 11' 6" (3.36m x 3.50m)

A second good sized double bedroom with a uPVC double glazed bay style window to the front elevation, radiator, and access to the full boarded out loft space.

Bedroom Three 6' 10" x 6' 5" (2.08m x 1.96m)

A further, third bedroom with a uPVC double glazed window to the front elevation, and a radiator.

Bathroom 6' 4" x 6' 4" (1.92m x 1.92m)

With a uPVC double glazed obscured window to the rear elevation, three-piece white bathroom suite comprising of a bath with power shower fitment over, pedestal sink, and a WC with a push flush. Chrome ladder style towel heating radiator, radiator, tiled walls, and wood effect flooring.



Exterior

Garage 22' 11" x 8' 6" (6.99m x 2.59m)

With an up and over garage door, water tap, power and lighting, wood framed window to rear and side elevations and a door to side elevation.

Gardens

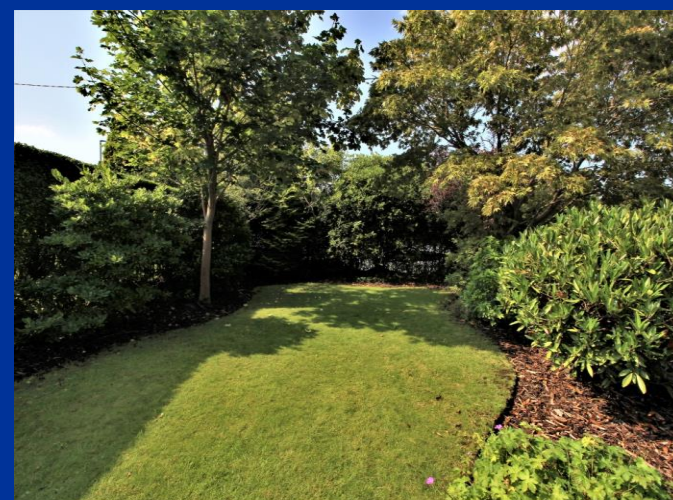
To the front elevation is a long tarmac driveway providing ample off-road parking for several cars, a lawned garden with hedged borders and well stocked flower beds. To the rear elevation is long private garden

which is mostly laid to lawn with paved walkways, rockery and mature well-stocked beds including pear and damson trees. At the bottom of the garden are two private and tucked away patio seating areas. At the top of the garden is a decked seating area with LED lighting and an integrated parasol. The rear garden is also complete with two outside water taps, three power points as well as a 32-amp armoured cable ring main.

Note:
Council Tax Band: C

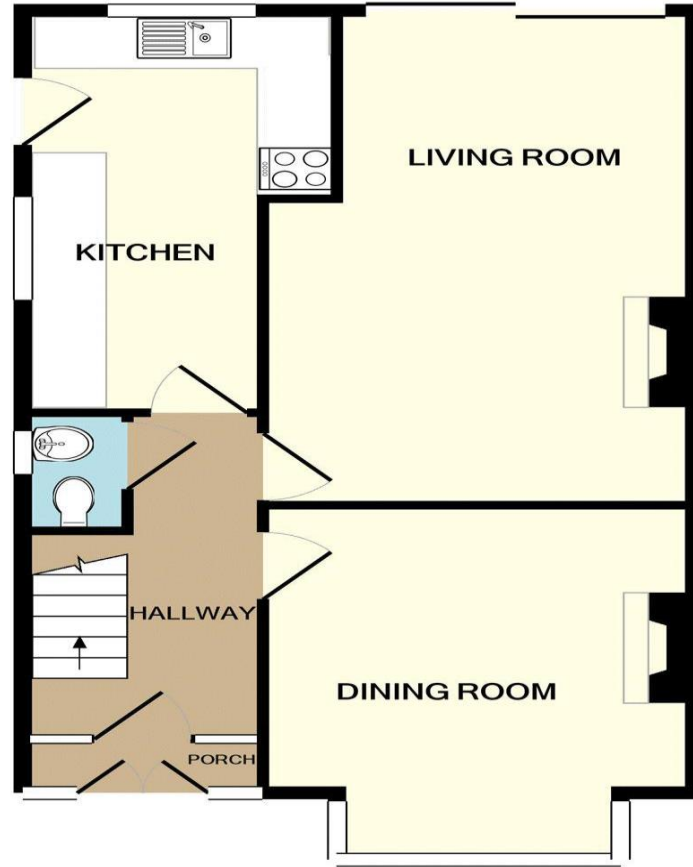
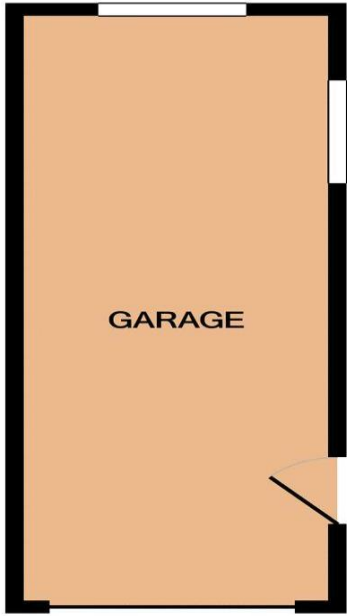
EPC Rating: D

Tenure: believed to be Freehold

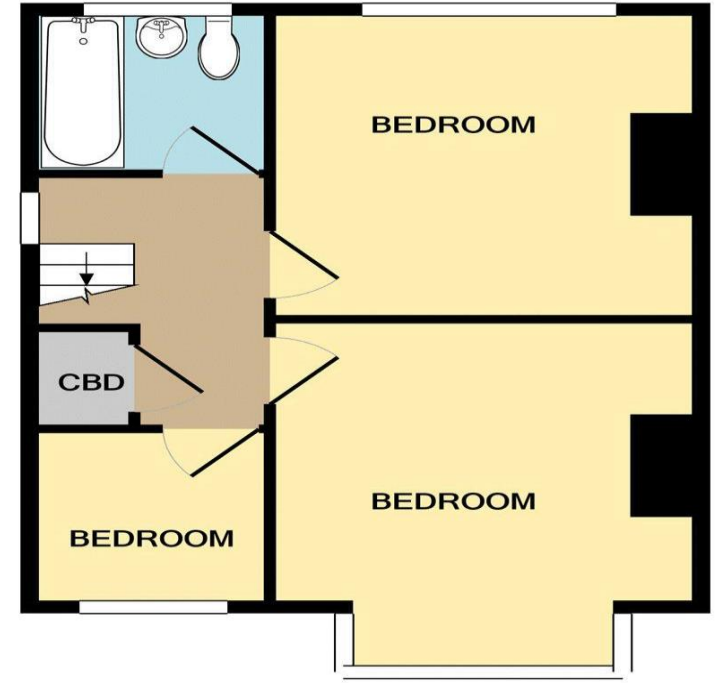








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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