



Spring Bank, Staffordshire, ST7 3LB.

£280,000

Whittaker Est. 1930  
& Biggs



## Spring Bank Scholar Green

This detached bungalow sits within an extensive sized plot adjoining open fields with views as far as the eye can see. The property is tucked away from the roadside having a private access driveway with electric gates upon arrival. Although in need of some modernisation, this bungalow offers so much potential to extend or possibly redevelopment, subject to approval. The attractive gardens completely wrap around the property with the front enjoying those previously mentioned views.

At present there are two bedrooms, dining kitchen, sun lounge, bathroom & a sizeable hall that can also be used as accommodation. There is parking in abundance in addition to the detached garage.

Located within the popular semi rural location of Scholar green with good road links to neighbouring towns, Congleton, Alsager & The Potteries as well as access to the motorway via junction 16. There's also a range of bistros, & quality independent restaurants near by as well as country & canal side walks, making it a perfect choice for those wanting a semi rural lifestyle that's commutable to local amenities.

Offered for sale with no upward chain, this is a rare opportunity to acquire a property like this, within this location





**Front Entrance Porch** 15' 1" x 6' 9" (4.60m x 2.06m)  
Combined entrance porch and garden room. Having UPVC windows to both the front and side aspects with far-reaching views over the adjoining fields and countryside. Wall mounted economy seven electric heater, UPVC sliding front entrance door, recess lighting and access to the loft space.

**Dining Kitchen** 15' 2" x 10' 7" (4.63m x 3.22m)  
Fitted with a range of oak style wall mounted cupboard and base units with fitted worksurface over incorporating a single drainer composite sink unit with mixer tap over. Integrated electric oven with separate Four ring ceramic hob over and extractor fan over. Space for dining table and chairs, built in storage & airing cupboard, UPVC windows to rear aspect overlooking the gardens. Integral fridge, recess lighting to ceiling.

**Hallway** 15' 7" x 6' 4" (4.74m x 1.94m)  
A spacious hallway having full length sliding patio doors giving uninterrupted view over the adjoining fields and far reaching views on the horizon. Electric economy seven heater. Built in storage cupboard, access to loft space, additional storage cupboard with overhead storage cupboard over.

**Lounge** 15' 3" x 10' 2" (4.66m x 3.10m)  
Having a UPVC double glazed window to front aspect having uninterrupted views over the adjoining fields and far reaching views on the horizon. UPVC window to side aspect, Wall mounted electric economy seven heater. Feature tiled fireplace with electric fire, coving to ceiling and wall light points.

**Bedroom One** 9' 10" x 10' 11" (3.00m x 3.32m max into wardrobe)  
Having UPVC window to front aspect with uninterrupted views over the adjoining fields and far reaching views on the horizon. Built in wardrobes with

overhead storage and central dressing table and coving to ceiling.

**Bedroom Two** 9' 11" x 9' 11" (3.01m x 3.02m)  
Having wall mounted electric economy seven heater, coving to ceiling, double glazed window to rear aspect overlooking the rear gardens.

**Bathroom** 6' 4" x 5' 9" (1.93m x 1.74m)  
Fitted with a white suite comprising of panelled bath with over bath into main shower, pedestal wash and basin, low-level WC. Fully tiled walls and an obscured double glazed window to the rear aspect.

#### **Externally**

Approached from the roadside via electric gates onto a substantial driveway providing ample off road parking. There are attractive lawned gardens extending to the rear front & side of the property.

#### **Detached Garage**

Having metal up & over action door.

#### **Notes:**

Council Tax Band: C

EPC Rating: TBC

Tenure: Believed to be freehold













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16 High Street  
Congleton  
CW12 1BD  
Cheshire  
T: 01260 273241  
E: [congleton@whittakerandbiggs.co.uk](mailto:congleton@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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