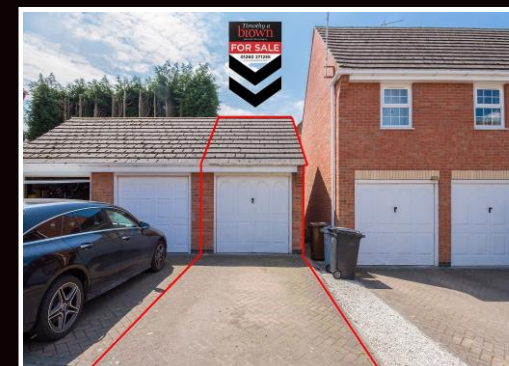


Total area: approx. 118.3 sq. metres (1273.5 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents.
Plan produced using PlanUp.

Energy performance certificate (EPC)	
9 Moreton Place Scholar Green STONE-ON-TRENT ST7 3LZ	Energy rating: C Valid until: 12 June 2033 Certificate number: 0300-2681-4260-2407-0731
Property type	Mid-terrace house
Total floor area	118 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).	
Energy rating and score	
This property's current energy rating is C. It has the potential to be B.	
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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

9 Moreton Place
 Scholar Green, Stoke-On-Trent,
 Staffordshire ST7 3LZ

Selling Price: Offers in Excess of

- WELL PRESENTED MODERN FAMILY TOWNHOUSE
- FOUR BEDROOMS & THREE BATHROOMS
- L-SHAPED LIVING/DINING ROOM
- ENCLOSED SUNNY REAR GARDEN
- SINGLE GARAGE & PARKING SPACE
- SMALL CUL DE SAC POSITION
- POPULAR SEMI RURAL LOCALITY OF SCHOLAR GREEN

WATCH THIS FANTASTIC 360 VIRTUAL ONLINE PROPERTY TOUR

A LOVELY FAMILY HOME, MODERN INTERIOR WITH FAR MORE ON OFFER THAN FIRST MEETS THE EYE. FOUR BEDROOMS AND THREE BATHROOMS. SAFELY ENCLOSED SUNNY GARDENS. SINGLE GARAGE AND PARKING SPACE. SMALL CUL DE SAC POSITION. POPULAR SEMI RURAL LOCALITY OF SCHOLAR GREEN.

Call Timothy A Brown to book your bespoke viewing, we're certain you won't be disappointed!

Full PVCu double glazing and gas central heating. Single garage in a row of three, plus private parking space. Safely enclosed gardens laid with artificial lawns and with patio seating areas. Entrance hall with cloaks cupboard. Ground floor with double bedroom and Jack and Jill Shower room, bedroom 4/additional reception room/snug and separate utility room. First floor with breakfast kitchen and I-shaped lounge dining room. 2nd floor with two further bedrooms, ensuite shower room and family bathroom.

Situated in the village of Scholar Green, the property lies 10 miles north of the centre of Stoke, and 6 miles south of Congleton on the A34. An established convenience store is within a short walking distance, as is the reputed Scholar Green Primary School. This area of Scholar Green is very fortunate to enjoy some very beautiful open green spaces, with the likes of the Macclesfield

Canal and Rode Halls Gardens on your doorstep. It truly is a lovely location where walkers and cyclists can enjoy quality time outside.

There is easy access to the M6 motorway, and main arterial routes to Manchester Airport are easily accessible by road, with Kidsgrove and Congleton railway station within easy reach providing nationwide rail links and frequent expresses to London.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Panelled door to:

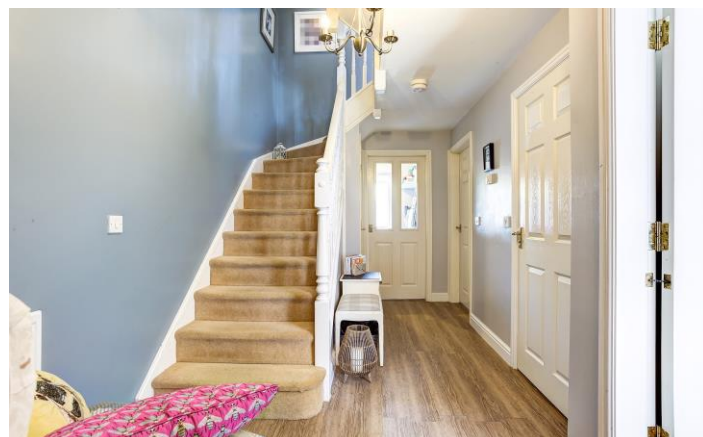
ENTRANCE VESTIBULE : Single panel central heating radiator. Double cloak cupboard. Archway to:

INNER HALL : Single panel central heating radiator. Oak effect floor as laid. Stairs to first floor. Under stairs store cupboard.

BEDROOM 1 9' 10" x 9' 1" (2.99m x 2.77m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Panelling to one wall. Fitted double wardrobe. Door to Jack & Jill shower room.

JACK & JILL SHOWER ROOM 8' 5" x 6' 0" (2.56m x 1.83m): Modern white suite comprising: Low level W.C., pedestal wash hand basin, separated enclosed double sized shower cubicle housing a thermostatically controlled mains fed shower. Half tiled walls. Double panel central heating radiator. Shaver point. Oak effect flooring.

BEDROOM 4/RECEPTION ROOM 9' 10" x 9' 1" (2.99m x 2.77m): Single panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden.



UTILITY 6' 6" x 6' 2" (1.98m x 1.88m): Eye level and base units with marble effect preparation surfaces over with stainless steel circular sink unit inset. Space and plumbing for washing machine and tumble dryer. Wall mounted gas central heating boiler. Single panel central heating radiator. 13 Amp power points. Tiled floor. Panelled and double glazed door to rear garden.

First Floor :

GALLERIED LANDING : Single panel central heating radiator. 13 Amp power points. Return stairs to second floor.

L-SHAPED LOUNGE/DINER 16' 2" x 16' 2" (4.92m x 4.92m): PVCu double glazed window to front aspect. Coving to ceiling. Two single panel central heating radiators. Decorative panelling to dining area wall. Feature fireplace. 13 Amp power points. TV point. PVCu double glazed French doors opening to Juliette balcony.

BREAKFAST KITCHEN 16' 1" x 9' 10" (4.90m x 2.99m): Two PVCu double glazed windows to front aspect. Range of modern shaker style eye level and base units having grey marble effect preparation surfaces over with stainless steel 1.5 bowl sink unit inset. Built in stainless steel 4 ring gas hob with double electric oven and grill below with extractor hood over. The preparation surface continues providing a breakfast bar with seating for 3/4. Space for fridge and freezer. Space and plumbing for dishwasher. Single panel central heating radiator. 13 Amp power points.

Second Floor :

GALLERIED LANDING : Single panel central heating radiator. 13 Amp power points. Access to roof space. Airing cupboard with pressurised hot water cylinder.

BEDROOM 2 FRONT (FORMERLY BEDROOM 1) 14' 3" x 10' 10" (4.34m x 3.30m) to wardrobes: Two PVCu double glazed windows to front aspect. Built in double and two single wardrobes. Single panel central heating radiator. 13 Amp power points.



EN SUITE 6' 5" x 6' 2" (1.95m x 1.88m): White suite comprising: Low level W.C., pedestal wash hand basin, large shower cubicle housing a mains fed shower. Single panel central heating radiator. Tiled to splashbacks.

BEDROOM 3 11' 6" x 8' 6" (3.50m x 2.59m) max: PVCu double glazed dormer style windows to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 3" x 6' 2" (2.21m x 1.88m): PVCu double glazed dormer style window rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath. Single panel central heating radiator. Mosaic effect tiles to splashbacks.

Outside :

REAR : Fully enclosed courtyard garden with central area laid with artificial grass, with two paved terrace areas. Gated access to shared ginnel leading to front. Cold water tap. External lighting.

GARAGE (IN A ROW OF 3) 17' 0" x 9' 1" (5.18m x 2.77m) internal measurements: Up and over door. Block paved drive to front of garage with space for one car.

TENURE : Freehold (subject to solicitor's verification).

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV ST7 3LZ

