



Energy performance certificate (EPC)

Current rating	C	Best possible rating	A
Worst possible rating	G	Worst possible rating	G

Property type: Detached house  
Total floor area: 132 square metres

**Rules on letting this property**

Property can be let if the tenant's energy rating is at least C.

**Energy rating and score**

Current: C (61-65) Potential: A (81-85)

Breakdown of property's energy performance

**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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**10 Cinderhill Lane**  
Scholar Green, Stoke-On-Trent,  
Staffordshire ST7 3HX

**Selling Price: £395,000**

- INDIVIDUALLY BESPOKE DESIGNED DETACHED FAMILY HOME
- OPEN PLAN DINING KITCHEN
- SEPARATE LOUNGE PLUS SUN ROOM
- THREE/FOUR BEDROOMS
- TWO BATHROOMS
- BASEMENT CURRENTLY SET UP AS GAMES ROOM/BAR
- OR COULD BE USED AS 4<sup>TH</sup> BEDROOM OR HOME OFFICE
- EXTENSIVE REAR TERRACE
- LOCATED IN THE VILLAGE OF SCHOLAR GREEN



AN OUTSTANDING VERSTAILE 3 OR 4 BEDROOM FAMILY HOME BUILT IN ONLY 2004. A STONES THROW FROM THE PICTURESQUE MACCLESFIELD CANAL, SO A WALK ON ITS BEAUTIFUL TOW PATHS COULD EASILY BECOME PART OF YOUR DAILY ROUTINE.

We'd like to raise a glass to the lucky person who's first to view this beautiful home. We guarantee you'll be buying this home even before you skip through the threshold!

This individually designed home is bespoke and versatile, with a well designed layout to the ground floor, allowing the creation of a highly desirable open plan dining kitchen, separate lounge, sun room, private entrance hall and cloakroom. The lounge features an attractive Inglenook feature fireplace and is a great space to kick off your shoes and unwind! The sun room is lovely and naturally light filled and enjoys an elevated aspect over the rear gardens, with open plan dining kitchen a brilliant social "heart of the house" space. The first floor accommodation continues the trend of equally pleasing accommodation. Firstly, there are THREE bedrooms (the master is a real gem with its own en suite) The bathroom is generous, fitted with a 3 piece suite. The basement is a useful versatile space. It's accessed from the garden, but with a little ingenuity could form part of the main accommodation. This basement is currently set up as a bar/games room with kitchenette and

separate cloakroom. This space though could easily suit as a work from home office or even the FOURTH BEDROOM.

Gas fired central heating is offered via a modern gas combi boiler and all windows and doors are PVCu double glazed throughout.

It's pretty outside too with an extensive terrace making it an ideal chill out area, beyond which are areas of lawns, with a further patio seating area found to the rear end of the garden.

This property really is something special and we thoroughly implore you to book an internal viewing to fully witness the blissful lifestyle on offer!

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

**The accommodation briefly comprises**

(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed door to:

**HALL** 10' 2" x 5' 8" (3.10m x 1.73m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Pine effect floor.



**CLOAKROOM** : PVCu double glazed window to side aspect. Low level W.C. Wash hand basin set in vanity unit with cupboard below. Single panel central heating radiator. Half tiled walls.

**LOUNGE** 15' 0" x 11' 7" (4.57m x 3.53m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points, Four wall light points. Exposed oak beams to ceiling. Exposed brick Inglenook fireplace with oak mantle and surround with quarry tiled hearth. Multi glazed french doors to sun room.

**KITCHEN DINER** 19' 0" x 13' 4" (5.79m x 4.06m) overall :

**KITCHEN AREA** 11' 5" x 10' 1" (3.48m x 3.07m) : Inset spotlight fittings. Light oak fronted eye level and base units having wood edged and tiled preparation surface with stainless steel single drainer sink unit inset. Built-in 4 ring electric hob and built-in double electric oven and grill. Integrated fridge, freezer and dishwasher. Single panel central heating radiator. 13 Amp power points. Breakfast bar with seating for 4.

**DINING AREA** 13' 4" x 7' 8" (4.06m x 2.34m) : PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Multi-glazed french doors to sun room. PVCu double glazed french doors to rear balcony.

**SUN ROOM** 11' 0" x 10' 0" (3.35m x 3.05m) : PVCu double glazed window to rear aspect with triple polycarbonate roof over. Double panel central heating radiator. 13 Amp power points. Multi-glazed french doors to lounge. PVCu double glazed entrance door to side.

**First floor : GALLERIED LANDING** : Low voltage downlighters inset. Single panel central heating radiator. Access to roof space.

**BEDROOM 1 FRONT** 14' 10" x 11' 7" (4.52m x 3.53m) : Dual aspect PVCu double glazed windows. Low voltage downlighters inset. Two single panel central heating radiators. 13 Amp power points.

**EN SUITE** 5' 0" x 3' 10" (1.52m x 1.17m) plus shower cubicle : Suite comprising: low level W.C., pedestal wash hand basin and shower cubicle housing mains fed shower with glass bi-fold door. Fully tiled walls. Single panel central heating radiator.

**BEDROOM 2 REAR** 13' 5" x 9' 10" (4.09m x 2.99m) : PVCu double glazed window to rear and side aspects. Single panel central heating radiator. 13 Amp power points.



**BEDROOM 3 FRONT** 8' 4" x 7' 5" (2.54m x 2.26m) plus door recess : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in overstairs store cupboard.

**BATHROOM** 7' 0" x 7' 0" (2.13m x 2.13m) : PVCu double glazed window to rear aspect. Suite comprising: low level W.C., pedestal wash hand basin and corner panelled bath with mains fed shower over. Fully tiled walls. Single panel central heating radiator.

**BASEMENT : GAMES ROOM/OFFICE/BEDROOM 4** 19' 4" x 9' 2" (5.89m x 2.79m) : PVCu double glazed porthole window. Two single panel central heating radiator. Bar servery area.

**UTILITY/KITCHENETTE** 5' 10" x 5' 0" (1.78m x 1.52m) : Preparation surface with stainless steel single drainer sink unit inset with cupboards beneath. Space for fridge. Wall mounted Worcester combi boiler (installed March 2024).

**SEPARATE W.C.** : Low level W.C. Pedestal wash hand basin. Single panel central heating radiator. Extractor fan.

**Outside : FRONT** : Private driveway parking.

**REAR** : Timber decked balcony which overlooks the main gardens creating a perfect sitting out area with a flight of wooden steps down to the main garden, where there is an extensive Indian stone paved terrace which spans the full width of the property, beyond are lawned areas with a block paved path to a terrace seating area. Space for a garden shed. To one side are steps leading up to the front.

**TENURE** : Freehold (subject to solicitors verification).

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

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

**TAX BAND**: D

**LOCAL AUTHORITY**: Cheshire East Council

**DIRECTIONS**: SATNAV: ST7 3HX

