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1 Little Moss Close

Scholar Green, Stoke-On-Trent, Staffordshire ST7 3BY

Selling Price: Offers in Excess of £375,000

- WELL PRESENTED DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- LARGE CORNER PLOT
- DETACHED DOUBLE GARAGE
- DRIVEWAY FOR SEVERAL VEHICLES
- GOOD SIZED ENCLOSED REAR GARDEN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Tucked away on a small cul-de-sac having a large corner plot with sunny rear aspect.

This detached home is constructed of brick elevation with PVCu double glazing, gas fired central heating all under a tile roof.

The accommodation comprises: hall with WC/cloakroom, stairs and door to lounge with front and rear aspect, separate dining room, fully fitted kitchen with integrated appliances to the ground floor.

At first floor the landing allows access to three double size bedrooms and a family bathroom.

Externally there are front and rear lawned gardens with good size tarmac driveway allowing parking and turning for many cars terminating at the detached double garage with remote vehicular access door.

The property forms part of the Scholar Green Village which boasts shops, public houses, a primary school and doctors surgery. It also benefits from good road links and the countryside and canal walks are on the door step.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to hall.

HALL : Laminate floor. Radiator. Stairs with cupboard below. Doors to all rooms.

SEPARATE W.C. : PVcu double glazed opaque white low level W.C. and wash hand basin set in vanity unit. Chrome radiator/towel rail. Laminate floor.

LOUNGE 17' 4" x 11' 10" (5.28m x 3.60m): PVCu double glazed window to front aspect. Sliding double glazed patio windows to rear. Two radiators. Feature fireplace with inset living flame gas fire. Television aerial point.

DINING ROOM 10' 0" x 9' 7" (3.05m x 2.92m): PVCu double glazed window. Radiator.

KITCHEN 11' 2" x 8' 7" (3.40m x 2.61m): Fitted with light oak style base and eye level units with timber effect laminate surface. Single drainer sink with mixer tap. Tiled to splashbacks. Gas hob with extractor canopy over and double oven below. Integrated fridge/freezer. Space and plumbing for washing machine. Slimline dishwasher. Chrome heated towel rail/radiator. Composite door to outside.

LANDING : Access to roof space. Doors to all rooms.

BEDROOM 1 FRONT 11' 1" x 17' 4" (3.38m x 5.28m): PVCu double glazed window to front and rear aspect. Two radiators.

BEDROOM 2 REAR 12' 0" x 8' 7" (3.65m x 2.61m): PVCu double glazed window to rear aspect. Radiator.

BEDROOM 3 FRONT 12' 0" x 8' 5" (3.65m x 2.56m): PVCu double glazed window to front aspect. Radiator.

BATHROOM : PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin set in vanity unit and panelled bath with glass screen and shower over. Partly tiled walls. Door to airing cupboard with lagged cylinder and linen shelves above.

Outside :

FRONT : Boundary wall with two brick gate supports with tarmac vehicular access between. The tarmac drive provides parking and

turning to the front and side and terminating at the garage. The front garden is of lawn with private front hedge.

REAR : Having a sunny aspect being enclosed by timber fence panels and having a large brick block patio area leading onto the lawn with shrub border. Hardstanding for shed. Outside light and tap.

GARAGE 17' 0" x 17' 0" (5.18m x 5.18m): PVCu window to side and rear. PVCu double glazed pedestrian door to side. Remote control electric vehicular access doors. Power and light.

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.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV ST7 3BY

