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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.

2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**217 Congleton Road North**  
Scholar Green, Stoke-On-Trent,  
Staffordshire ST7 3HG

**£315,000**

- WELL PRESENTED SEMI DETACHED FAMILY HOME
- RENOVATED THROUGHOUT
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- FOUR BEDROOMS
- TWO BATHROOMS
- GOOD SIZED DRIVEWAY TO FRONT
- LARGE GARDEN
- NO CHAIN



## FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\*NO CHAIN\*\***

A LOVELY FAMILY HOME, STYLISHLY RENOVATED, WITH FOUR BEDROOMS AND TWO BATHROOMS, LARGE GARDENS AND A DECENT AMOUNT OF OFF ROAD PARKING.

The recent refurbishment offers a highly desirable open plan breakfast kitchen, separate lounge and dining room/snug, plus a modern downstairs bathroom and utility, with a lean- to conservatory completing the ground floor.

To the first floor are the four bedrooms and separate shower room.

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 large extensive gardens mainly laid to lawn all enclosed with established hedgerow. In addition there is ample parking for a number of vehicles.

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 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)

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

**PORCH :** PVCu double glazed window to side aspect. PVCu double glazed door to:

**LOUNGE 26' 9" x 10' 0" (8.15m x 3.05m):** Two PVCu double glazed windows to front aspect. Two single panel and double panel central heating radiators. 13 Amp power points. Open plan staircase to first floor.

**DINING ROOM 10' 0" x 9' 0" (3.05m x 2.74m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BREAKFAST KITCHEN 12' 3" x 10' 1" (3.73m x 3.07m):** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of wood effect eye level and base units in duck egg blue with natural oak preparation surfaces over. Ceramic Belfast sink. Built-in 4-ring ceramic hob with electric fan assisted oven/grill below with integrated extractor hood over. Integrated fridge. Natural oak breakfast bar with seating for two and cupboards beneath. Single panel central heating radiator. 13 Amp power points.

**LARDER 4' 5" x 3' 0" (1.35m x 0.91m):** PVCu double glazed window to rear aspect. Space and plumbing for dishwasher.

**REAR UTILITY 5' 5" x 5' 0" (1.65m x 1.52m):** PVCu double glazed window to rear aspect. Wall mounted Glowworm gas central heating boiler. Space and plumbing for washing machine. 13 Amp power points. Separate cloaks cupboard.

**BATHROOM 6' 10" x 5' 4" (2.08m x 1.62m):** PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C., with concealed cistern, wash hand basin with cupboard below. Panelled bath with thermostatic shower over and glass screen. Single panel central heating radiator. Tiled to splashbacks.



**CONSERVATORY 8' 7" x 5' 4" (2.61m x 1.62m):** PVCu double glazed upper panels.

**LANDING :** Single panel central heating radiator.

**BEDROOM 1 REAR 13' 3" x 12' 3" (4.04m x 3.73m):** PVCu double glazed windows to dual aspect. Two double panel central heating radiators. 13 Amp power points.

**SHOWER ROOM 5' 9" x 5' 0" (1.75m x 1.52m):** PVCu double galzed window to rear aspect. Modern white suite comprising: low level W.C., wash hand basin and separate corner shower cubicle with electric shower. Chrome centrally heated towel radiator.

**BEDROOM 2 FRONT 12' 10" x 10' 1" (3.91m x 3.07m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 9' 0" x 7' 0" (2.74m x 2.13m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 4 FRONT 10' 0" x 9' 0" (3.05m x 2.74m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**Outside :**

**FRONT :** Extensive driveway. Section of garden.

**REAR :** Large extensive gardens mainly laid to lawn all enclosed with established hedgerow.

**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:** SAT NAV: ST7 3HG

22/03, 12:01 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

217 Congleton Road North Scholar Green STOKE-ON-TRENT ST7 3HG	Energy rating <b>D</b>	Valid until: 28 February 2033 Certificate number: 9756-3024-5392-4727-1206
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**Property type**  
Semi-detached house

**Total floor area**  
113 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-letting-energy-ratings) (<https://www.gov.uk/guidance/domestic-letting-energy-ratings>).

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/9756-3024-5392-4727-1206> 1/7

