



Energy performance certificate (EPC)

169 Congleton Road North Scholar Green STOKE-ON-TRENT ST7 3HA	Energy rating <b>D</b>	Valid until 7 October 2028
Property type Semi-detached house	Total floor area 131 square metres	Certificate number 9522-2628-7622-8108-0085

**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/landlords-on-the-requirements-and-exemptions)

**Energy rating and score**

This property's energy rating is D. 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 50

**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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**169 Congleton Road North**  
Scholar Green, Stoke-On-Trent, Staffordshire ST7 3HA

**Selling Price: £359,950**

- WELL PRESENTED COTTAGE STYLE HOME
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM PLUS FAMILY BATHROOM
- DRIVEWAY & DOUBLE GARAGE
- GOOD SIZED GARDEN

A truly stunning home amounting to 1410 ft (131 m<sup>2</sup>) plus double garage in addition, subject to planning permission the garage could be used for other purposes.

Viewing is imperative to appreciate its many merits that the modern executive seeks.

This large cottage style home is located in the heart of Scholar Green, its orientation such that it provides primarily from the road behind a private gated access down a long driveway terminating at the detached double garage with considerable off road parking with turning area.

The balanced and beautifully presented accommodation has light oak PVCu double glazing and recent gas fired boiler installed and comprises: large entrance hall which could be converted to make a study or other room with doors to either side, to the left is a 22ft lounge with fireplace having multi-fuel burner and door to conservatory overlooking the rear garden. From the right of the hall is a large dining area opening up to a fully fitted light oak effect kitchen and completing the ground floor accommodation is a very useful shower room, utility room space and cupboard.

At first floor level there is a landing with doors off to four bedrooms and a family bathroom.

The well maintained grounds comprise a block paved and recently tarmac drive and parking, double detached garage and beyond which is a good sized garden with fish pond, lawn and a further garden beyond this area.

The garden abuts onto open countryside with views over agricultural fields.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE HALL** 9' 0" x 10' 3" (2.74m x 3.12m) plus cupboard space: Wide entrance hallway with PVCu entrance door and large glazed side panels. Spindled staircase to the first floor. Radiator. Walk-in store cupboard housing chest freezer, fridge freezer and shelving. Arch to the dining room and door to:

**LOUNGE** 21' 10" x 12' 7" (6.65m x 3.83m): Large lounge with two windows to side aspect. Feature fireplace with multi-fuel log burner. Two Radiators.

**CONSERVATORY** 10' 6" x 10' 5" (3.20m x 3.17m): PVCu double glazed dwarf wall. Overlooking the garden. Radiator. Tiled floor.

**DINING ROOM** 13' 5" x 13' 3" (4.09m x 4.04m): Good sized dining room. Window to front aspect. Radiator. Feature fireplace. Exposed beams to the ceiling. Arch to:

**KITCHEN** 11' 5" x 7' 10" (3.48m x 2.39m): Window to front and side aspects. Range of light oak style base and wall units with laminate work surfaces. Built-in oven and ceramic hob. Integrated dishwasher and fridge. Tiled to splashbacks. Radiator. Tiled floor.

**INNER HALL** : Walk-in cupboard. Glowworm replacement boiler. Space and plumbing for washing machine.

**GROUND FLOOR BATHROOM** 6' 7" x 7' 10" (2.01m x 2.39m): Opaque window to front aspect. Good sized shower room with

an enclosed shower enclosure. Low level W.C. and wash hand basin and plenty of vanity cabinets. Splash back tiling to the walls. Window to side aspect. Electric shaver point.

**First Floor :**

**LANDING** : Doors to all rooms.

**BEDROOM 1 FRONT** 13' 7" x 13' 4" (4.14m x 4.06m): Window to front aspect. Radiator. Access to loft. Double fitted wardrobe.

**BEDROOM 2 FRONT** 10' 1" x 10' 0" (3.07m x 3.05m): Window to front aspect. Radiator.

**BEDROOM 3 FRONT** 11' 3" x 7' 5" (3.43m x 2.26m): Window to front aspect. Radiator.

**BEDROOM 4 FRONT** 10' 2" x 8' 10" (3.10m x 2.69m) reducing to 5'2" : Window to front aspect. L shaped room with overstairs store area. Radiator. Laminate flooring.

**BATHROOM** : Updated white suite with 'P' shaped bath, screen and shower over. Wash hand basin set in vanity unit. Low level W.C. Splash tiling to walls. Recessed spotlights to the ceiling providing lots of subtle lighting. Window to rear aspect. Chrome heated towel rail. Access to roof space with pull down ladder, boarded and having a light.

**Outside :**

**DRIVEWAY** : Blocked paved driveway leads alongside the frontage of the cottage on to a laid tarmac parking area leading to the garage.

**DOUBLE GARAGE** 17' 3" x 16' 2" (5.25m x 4.92m): Electric remote roller door. Window to side aspect. Side pedestrian access door. Power and light.

**REAR** : Good sized garden area lead to lawn landscaped garden area with feature pond, which adjoins open countryside with views over open fields. There is also a laminate alfresco timber decking area. Then garden attracts the afternoon sun, and makes

a pleasant garden area which must be viewed to be fully appreciated.

**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**: C

**DIRECTIONS**: SATNAV ST7 3HA

