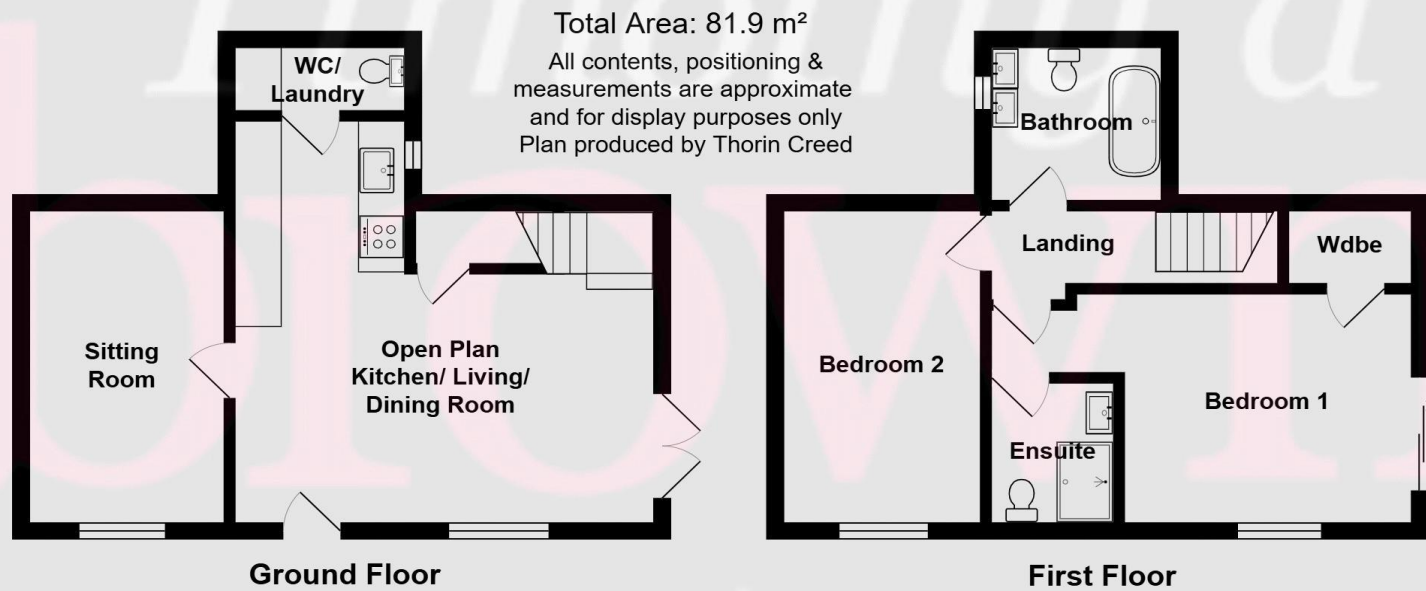


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Energy performance certificate (EPC)		
Holly Brook Cottage 30A Cinderhill Lane Scholar Green STOKE-ON-TRENT ST7 3HT	Energy rating <b>B</b>	Valid until: 29 September 2034 Certificate number: 2034-3531-1900-0640-7276
Property type	Detached house	
Total floor area	63 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance</a> ).		
<b>Energy rating and score</b>		
This property's energy rating is B. It has the potential to be A.		
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.		
See how to <a href="#">improve this property's energy efficiency</a> .		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

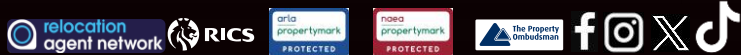
Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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## Hollybrook Cottage

30A Cinderhill Lane, Scholar Green,  
Stoke-On-Trent, Staffordshire ST7 3HT

Selling Price: £350,000

- IMMACULATEY PRESENTED NEW BUILD DETACHED COTTAGE
- TWO DOUBLE BEDROOMS, MASTER HAVING EN-SUITE
- STYLISH OPEN PLAN LIVING DINING KITCHEN
- SEPARATE LOUNGE
- LUXURIOUS BATHROOM SUITE
- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE PARKING
- ATTRACTIVE ENCLOSED LOW MAINTENANCE GARDEN
- LOCATED IN THE VILLAGE OF SCHOLAR GREEN
- SECONDS WALK TO THE MACCLESFIELD CANAL TOWPATH



FOR SALE BY PRIVATE TREATY (Subject to contract)

AN OUTSTANDING NEW BUILD COTTAGE OOZING A DISTINCT CLEAN LINED CONTEMPORARY FEEL !! 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.....it is that good!!

The current vendors should be incredibly proud of what they've achieved, creating a quite extraordinary home, combining well the feel of a cosy cottage with modern day comforts.

The ground floor is light and airy, where there is a separate lounge; a great space to kick off your shoes and unwind! There's a highly desirable open plan kitchen dining living area, where the stunning fitted kitchen is certainly the centrepiece of this marvellous creation - eye catching in every way! Stylish tiling, fitted units in fashionable grey and complementary work surfaces, and plenty of built in appliances.

The first floor accommodation continues the trend of pristine presentation and impressive decor and has equally pleasing accommodation. Firstly, there are TWO double bedrooms (the huge master bedroom features french doors opening onto the Juliette balcony), plus an ensuite



shower room and separate luxurious bathroom, fitted with a modern white 3 piece suite.

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 the side garden making it an ideal chill out area, laid to lawn, bound with cedar slatted screen fencing. A gate leads to the front where a double width driveway provides comfortable parking for two/three cars.

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 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 : Composite oak effect panel entrance door to:

OPEN PLAN LIVING DINING KITCHEN 18' 2" x 18' 2" (5.53m x 5.53m) overall :



Kitchen Area 9' 1" x 7' 3" (2.77m x 2.21m) : Low voltage downlighters inset. Extensive range of grey wood effect eye level and base units and glass fronted display cabinets with natural oak preparation surfaces over, with Belfast sink inset. Built in induction hob with contemporary extractor hood over. Built in electric fan assisted double oven/grill with combination microwave oven above. Integrated slimline dishwasher. Integrated fridge/freezer. Integrated wine chiller. 13 Amp power points. Grey oak effect floor.

CLOAKROOM/UTILITY 7' 5" x 2' 10" (2.26m x 0.86m) : Low level W.C. with integral wash hand basin. Space and plumbing for washing machine and tumble dryer. Contemporary style radiator. Grey oak effect floor.

Living Dining Room 18' 3" x 11' 3" (5.56m x 3.43m) : Low voltage downlighters inset. PVCu double glazed window to front aspect. Contemporary style anthracite grey radiator. 13 Amp power points. Glass and oak staircase to first floor. Grey oak effect floor. Deep recessed understairs store cupboard. PVCu double glazed French doors to garden.

LOUNGE 14' 1" x 8' 5" (4.29m x 2.56m) : PVCu double glazed window to front aspect. Period style radiator. 13 Amp power points.

First Floor :

LANDING : Low voltage downlighters inset. Period style radiator. 13 Amp power points.

BEDROOM 1 FRONT 12' 6" extending to 18' 2" x 10' 4" (3.81m extending to 5.53m x 3.15m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Contemporary style anthracite grey radiator. 13 Amp power points. PVCu double glazed sliding patio doors to glass Juliette balcony. Overstairs store cupboard.

EN-SUITE 6' 3" x 5' 3" (1.90m x 1.60m) : Low voltage downlighters inset. Modern white suite comprising: Low level W.C., ceramic wash hand basin with double cupboard below and chrome mixer tap. Large shower cubicle with thermostatically controlled mains fed shower and glass sliding door. Contemporary style anthracite grey radiator. Exposed brick feature wall.



BEDROOM 2 14' 1" x 8' 6" (4.29m x 2.59m) : PVCu double glazed window to front aspect. Exposed brick feature wall. Period style anthracite grey radiator. 13 Amp power points.. Access to roof space via retractable ladder with light and housing Navien combi boiler.

BATHROOM 7' 4" x 6' 6" (2.23m x 1.98m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C., double ceramic wash hand basin with two chrome mixer taps, with cupboards beneath. Freestanding contemporary bath with Victorian style bath/shower mixer. Oak effect herringbone floor. Chrome centrally heated towel radiator.

Outside :

FRONT : Brick built driveway pillars to driveway for 2-3 cars laid with golden shale. Indian stone pathways to front door.

SIDE : Indian stone paved patio with steps up to the lawned garden encompassed with cedar wood panelling. Gated access to front.

REAR : Small amenity storage area. Concrete base with composite shed.

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.**

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV ST7 3HT

