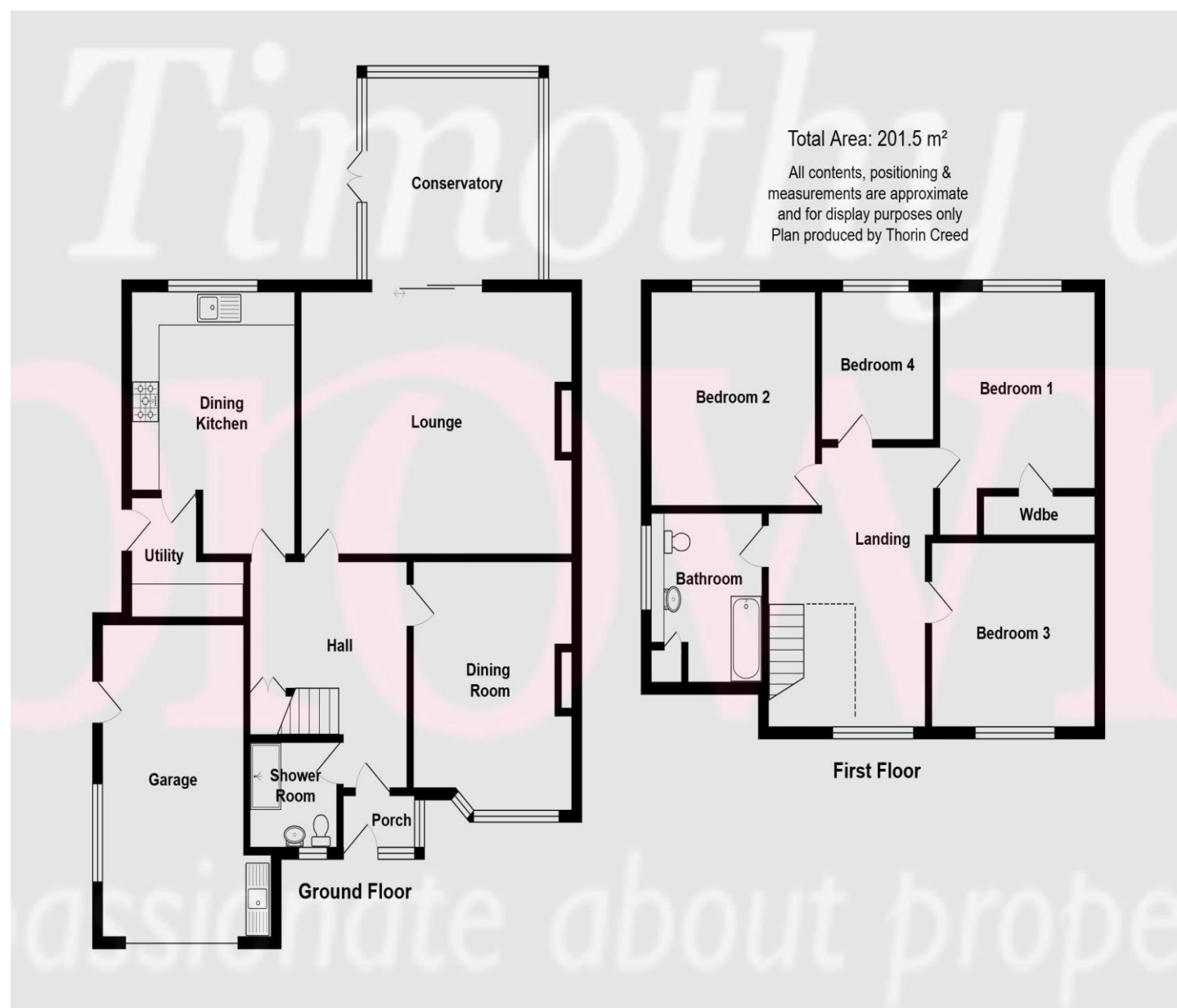




Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

1 Barleycroft Terrace

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

Selling Price: £499,000

- WELL PRESENTED & MAINTAINED LARGE DETACHED FAMILY HOME
- SPACIOUS ENTRANCE HALL & FIRST FLOOR LANDING
- LOUNGE, DINING ROOM & BREAKFAST KITCHEN
- CONSERVATORY WITH SUNNY ASPECT
- FOUR BEDROOMS & FAMILY BATHROOM
- DRIVEWAY & ATTACHED GARAGE, BLOCK PAVED PATIO TO REAR
- LOCATED IN A QUIET BACKWATER
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

This is a large detached home tucked away down a private and quiet track in a backwater of Scholar Green, know as Barleycroft Terrace.

The property was officially constructed in the 1970's but has been well maintained and updated over the years to provide a family home of approximately 164m2 (1765.28 ft2) with all rooms being of good size.

The gas centrally heated and double glazed accommodation comprises: Porch, 'L'-shaped hall, W.C/shower room, lounge with open fireplace with back boiler, patio windows to modern, large sunny aspect conservatory, dining room, quality fitted breakfast kitchen, and utility/pantry room.

At first floor level,, a large landing allows access to four bedrooms and family bathroom.

Outside are attractive gardens to front and rear.

The property is convenient for walks along the canal, up to Mow Cop castle and the village of Scholar Green has great local amenities such as village shop, barbers, pubs, doctors etc. It is also convenient for the commuter located on the A34 and short drive to the M6 motorway.



Take a moment to view the video then make that call to arrange a viewing of this lovely home.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : PVCu double glazed door and windows to:

PORCH : PVCu double glazed door to:

LARGE 'L'-SHAPED HALL : Radiator. Stairs to first floor with cupboard below. Doors to principal rooms.

W.C. & SHOWER ROOM 6' 3" x 6' 3" (1.90m x 1.90m) : PVCU double glazed window. White suite comprising: W.C. and wash hand basin set in vanity units & large shower enclosure. Feature towel radiator. Fully tiled walls and floor.

LOUNGE 20' 0" x 16' 0" (6.09m x 4.87m) : Feature open fireplace with back boiler. Two radiators. Large patio windows to:

CONSERVATORY 12' 8" x 12' 0" (3.86m x 3.65m) : PVCU double glazed windows and roof. Radiator. Attractive oak style floor. PVCu double doors to patio.

DINING ROOM 12' 0" x 15' 4" (3.65m x 4.67m) into bay : PVCu double glazed bay window. Feature fireplace (no chimney). Radiator.

BREAKFAST KITCHEN 15' 10" x 12' 0" (4.82m x 3.65m) max : PVCu double glazed window. Quality fitted oak fronted base and eye level units with granite effect laminated surfaces having stainless steel single drainer 1.5 bowl sink unit inset. Tiled splashbacks. Dishwasher. Space for Range cooker with extractor above. Radiator. Slate effect floor.

UTILITY/PANTRY 7' 3" x 7' 10" max (2.21m x 2.39m max) 4' 10" min (1.47m min) : Laminated surfaces with space below for



washing machine. Fitted eye level cupboards. Feature tongue and groove boarding to walls. Slate effect floor. PVCu double glazed door to outside.

First Floor :

LANDING : Very large central landing with PVCu double glazed window. Doors to principal rooms.

BEDROOM 1 REAR 12' 0" x 11' 6" (3.65m x 3.50m) plus recess area : PVCu double glazed window. Radiator. Door to fitted cupboard.

BEDROOM 2 REAR 13' 0" x 12' 0" (3.96m x 3.65m) : PVCu double glazed window. Radiator.

BEDROOM 3 FRONT 12' 0" x 11' 1" (3.65m x 3.38m) : PVCu double glazed window. Radiator. Pull down ladder to access fully boarded roof space.

BEDROOM 4 REAR 9' 0" x 8' 2" (2.74m x 2.49m) : PVCu double glazed window.

BATHROOM : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with shower mixer tap. Partially tiled walls. Radiator. Access to fully boarded roof space. Timber effect flooring. Door to airing cupboard.

Outside :

FRONT : Double timber gates to large tarmac driveway terminating at the garage. Lawn garden with shrub borders. Covered al fresco timber framed seating area with flagged base.

SIDE : Gate to the side leading to the rear garden with doors to garage and utility room.

REAR : Fully enclosed having sunny afternoon aspect. Easily maintained having patio area and raised railway sleeper beds. Outside tap.



GARAGE 19' 0" x 10' 6" (5.79m x 3.20m) plus recess area with sink 6' 0" x 2' 0" : Up and over door. Power and light. Gas central heating boiler. Pedestrian door to side.

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: E

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV ST7 3HS

