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5/22/25, 10:05 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

12, Portland Drive Scholar Green STOKE-ON-TRENT ST7 3BT	Energy rating D	Valid until: 2 March 2028
		Certificate number: 8528-6527-4870-9487-8902

Property type Semi-detached house

Total floor area 81 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8528-6527-4870-9487-8902>

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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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12 Portland Drive
Scholar Green, Stoke-On-Trent,
Staffordshire ST7 3BT

Selling Price: £230,000

- WELL MAINTAINED SEMI DETACHED COTTAGE
- MANY CHARMING FEATURES & RENOVATED IN THE LAST FEW YEARS
- KITCHEN WITH UTILITY, LOUNGE & DINING ROOM
- TWO DOUBLE BEDROOMS & SHOWER ROOM
- PLEASANT REAR GARDEN
- PARKING SPACE TO FRONT PLUS ADDITIONAL PARKING SPACE ON CAR PARK CLOSE BY
- NO CHAIN

NO CHAIN

***A TWO BEDROOM COTTAGE WITH SOUTH FACING GARDEN, VERY WELL MAINTAINED AND HAVING A TWO STOREY EXTENSION TO THE REAR**

This delightful two bedroom semi-detached cottage enjoys a pleasant, convenient position within Scholar Green and having an abundance of characterful charm but having all modern conveniences sought by today's purchasers.

In recent years the property has undergone an extensive programme of improvements to include new flat roof, windows, front door, refitted shower room and kitchen, and mostly recently new back garden wood panelled fencing with concrete base and posts which was carried out in May 2025.

Situated on a quiet road within close proximity to Scholar Green Primary School and a variety of village amenities, this superb cottage also enjoys easy access to nearby canal-side walks and neighbouring Alsager and Congleton.

The cottage has a number of notable features, some of which include: PVCu double glazing throughout, gas central heating with feature radiators in some of the rooms, fireplaces in the lounge and dining room and exposed ceiling joists, an attractive replacement fitted kitchen to include



a Bosch oven and hob plus space for further white goods.

At first floor level there are two good sized bedrooms along with a stylish, refitted shower room suite with white sanitaryware.

Externally, the property enjoys a forecourt garden to the front and a south facing private rear garden - perfect for relaxation and alfresco dining!

The property has a parking space to the front of the property and use of an off road parking space at the end of the cottages.

To fully appreciate this beautiful cottage's charm, position within the village and rear garden, an early viewing is strongly advised, in the meantime please view our interactive video tour.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door to:

LOUNGE 12' 11" x 12' 1" (3.93m x 3.68m): Solid wood flooring. Exposed ceiling joists and wooden beams. Ceiling light. PVCu double glazed front elevation. Feature radiator. Feature open plan fireplace with exposed brick surround and hearth. Telephone point. Television aerial point. Opening to:

DINING ROOM 13' 0" x 12' 1" (3.96m x 3.68m): Continuation of the sold wood floor from the lounge. Exposed ceiling beams and joists. PVCu double glazed window overlooking the rear garden. Decorative fireplace with quarry tiled hearth and concealed inset



spotlight to chimney breast. Feature radiator. Two ceiling lights. Doorway.

KITCHEN/UTILITY 21' 6" x 6' 9" (6.55m x 2.06m):

UTILITY AREA 9' 0" x 6' 9" (2.74m x 2.06m): PVCu double glazed window to side aspect. Tiled floor. PVCu double glazed door to side elevation. Stairs to first floor. Space and plumbing for washing machine. Space for under-counter dryer. Wall mounted gas boiler serving central heating and domestic hot water systems within cupboard. Space for freestanding fridge/freezer. Opening to:

KITCHEN AREA 8' 10" x 6' 1" (2.69m x 1.85m): Dual PVCu double glazed windows to side and rear aspects. Modern attractive fitted kitchen having base and drawer units with timber affect laminated working surface over incorporating a porcelain one and a half bowl sink/drain unit with chrome mixer tap. Tiled splashbacks and cupboard below. Integrated 4-ring Bosch ceramic hob with integrated Bosch oven below. Feature radiator. Tiled flooring.

FIRST FLOOR :

LANDING : Door to all rooms. Pendant light. Two PVCu double glazed windows to side aspect. Built-in storage cupboard housing hot water cylinder. Access to loft space via loft hatch. Doors to:

BEDROOM 1 FRONT 13' 2" x 11' 11" (4.01m x 3.63m): A spacious master bedroom which can accommodate a king size bed having pendant light with ceiling rose. PVCu double glazed window to front aspect. Coving. Radiator.

BEDROOM 2 REAR 11' 11" x 10' 3" (3.63m x 3.12m) maximum: A well proportioned second bedroom having ceiling light. Coving. PVCu double glazed window overlooking the rear garden. Radiator.

SHOWER ROOM : Modern re-fitted shower room complete with inset spotlighting. PVCu double glazed privacy window to side aspect. Chrome heated towel rail. Tiled flooring. Complimentary wall tiling throughout and a white suite comprising: low level



W.C., porcelain hand wash basin with chrome taps, tiled to splashbacks and a large enclosure with double width tray and glazed sliding door housing a wall mounted electric mixer shower.

EXTERNALLY : The front of the property has an enclosed forecourt garden which is accessed by a decorative wrought iron gate. Access the rear can be made via a secure side gate. The rear garden enjoys a southerly aspect and an excellent degree of privacy, being fully enclosed with fence boundaries to all three sides. Paved patio area providing ample space for garden furniture. Timber gate to side pedestrian access. Electric power point. Cold water tap. Wall light. Steps which lead up to a partitioned easy to maintain garden with slate borders and well stocked with plants. At the bottom of the garden there is a further paved seating area and garden store.

TENURE : Freehold (subject to solicitors' verification).

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

VIEWINGS : Strictly by appointment through the sole selling agent
TIMOTHY A BROWN.

DIRECTIONS: SATNAV: ST7 3BT

