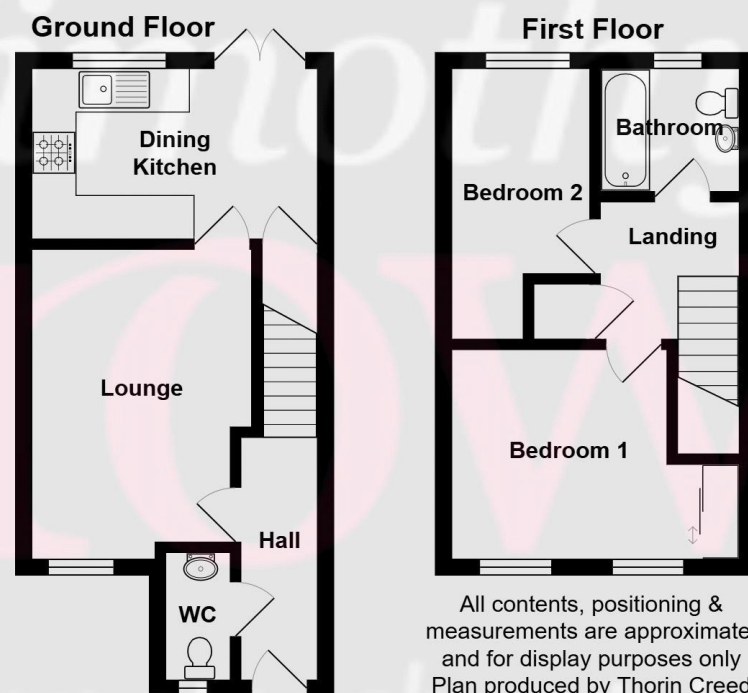


Timothy a brown



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 58.5 m²

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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23 Elbourne Drive,
Scholar Green, Stoke-On-Trent,
Staffordshire ST7 3GA

Selling Price: £224,950

- MODERN SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC
- BRIGHT LOUNGE & STYLISH DINING KITCHEN WITH FRENCH DOORS
- TWO WELL-PROPORTIONED BEDROOMS & MODERN BATHROOM
- GAS CENTRAL HEATING & PVCu DOUBLE GLAZING
- SPACIOUS REAR GARDEN & OFF-ROAD PARKING
- WALKING DISTANCE TO PUBS, SHOPS, SCHOOL & COUNTRYSIDE
- PERFECT FOR FIRST-TIME BUYERS, INVESTORS OR DOWNSIZERS
- COMPETITIVELY PRICED – EARLY VIEWING HIGHLY RECOMMENDED

FOR SALE BY PRIVATE TREATY (Subject to contract)

Elbourne Drive, Scholar Green – A Hidden Gem Awaits!

Step into comfort and convenience with this beautifully presented modern semi-detached home, ideal for first-time buyers, savvy investors, or those looking to downsize without compromise.

Nestled in a peaceful cul-de-sac on a sought-after development, this home offers the perfect blend of village charm and modern living. Just a short stroll from local amenities including a doctors surgery, school, welcoming village pubs, shops, and the picturesque Canalside walks, you'll enjoy the best of both worlds – tranquillity and accessibility.

Inside, the property boasts:

- PVCu double glazing and gas central heating for year-round comfort
- A spacious rear garden perfect for relaxing or entertaining
- Off-road parking to the side for added convenience
- A welcoming hallway, handy cloakroom W.C., and a bright lounge
- A stylish dining kitchen with French doors opening to the garden – ideal for summer evenings



Upstairs, you'll find:

- Two well-proportioned bedrooms
- A modern bathroom
- Views of the peaceful surroundings

This home is competitively priced and ready to move into – early viewing is highly recommended to fully appreciate everything it has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Stairs. Radiator. Door to lounge. Door to:

CLOAKROOM W.C. : PVCu double glazed opaque window. White suite comprising: Low level W.C. and wash hand basin. Chrome centrally heated towel radiator. Partly tiled walls.

LOUNGE 14' 4" x 9' 10" (4.37m x 2.99m): PVCu double glazed window to front aspect. Door to:

DINING KITCHEN 12' 11" x 7' 9" (3.93m x 2.36m): PVCu double glazed window to rear aspect. Attractive, fully fitted kitchen with appliances comprising gas hob with oven below, fridge, freezer and dishwasher. Dining area. Radiator. Door to understairs cupboard. PVCu double glazed French doors to rear garden.

First Floor :

LANDING : Access to roof space. Feature radiator. Door to cupboard incorporating gas central heating boiler. Doors to all rooms.



BEDROOM 1 FRONT 11' 2" x 9' 8" (3.40m x 2.94m): Two PVCu double glazed windows. Radiator. Double fitted wardrobes in recess with sliding doors.

BEDROOM 2 REAR 12' 6" x 6' 4" (3.81m x 1.93m): PVCu double glazed window. Radiator.

BATHROOM 5' 8" x 6' 4" (1.73m x 1.93m): PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with shower over. Partly tiled walls. Radiator. Shaver point.

Outside :

FRONT : Open plan lawned garden.

SIDE : Tarmac driveway providing parking for two vehicles.

REAR : Fully enclosed by timber fence panels with patio leading onto lawn with borders. Gate leading to side and front of the property.

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**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV ST7 3GA

