



## The Bank

Scholar Green, ST7 3LF

- A SEMI DETACHED HOUSE
- VIEWS TO MOW COP CASTLE & BEYOND
- THREE BEDROOMS
- A LOVELY LOCATION
- ON THE DOORSTEP TO RURAL WALKS
- LOUNGE, DINING ROOM, KITCHEN
- GOOD SIZE DRIVEWAY
- DETACHED GARAGE

**£209,950**





## Property Description

### INTRO

Set in a stunning location, with open views to the front, and to the left Mow Cop Castle, this isn't one to gloss over! A well presented three bedroom semi detached house comprising entrance porch and hall, lounge, dining room, kitchen and downstairs cloaks/W.C. To the first floor is the three bedrooms and bathroom. A spacious driveway with space for approx 3 cars, a detached garage, and a beautifully presented and private rear garden. With lovely rural walks straight on the doorstep to Scholar Green and Mow Cop. Contact us today to get your viewing booked!

### DIRECTIONS

Please follow Sat Nav/Google Maps with the postcode ST7 3LF. Proceed up The Bank, and towards Mow Cop Castle/ Mount Pleasant, the property is situated on the left hand side (No For Sale board).

### ACCOMMODATION



#### ENTRANCE PORCH

A UPVC front porch with UPVC entrance door and windows. Door to:

#### ENTRANCE HALL

A good sized hallway with stairs leading to the first floor. Useful understairs storage cupboard. Double radiator.

#### LOUNGE

15' 5" x 10' 10" (4.7m x 3.3m)

Window to the front, radiator. Antico flooring. Open arch to:



#### DINING ROOM

10' 10" x 8' 3" (3.3m x 2.51m)

Window to the rear, radiator. Antico flooring.

#### KITCHEN

11' 4" x 9' 2" (3.45m x 2.79m)

Comprising a range of base and wall mounted cupboard units, with worksurfaces over. Window to the rear overlooking the rear garden, and rear access door. Single drainer sink unit. Boiler head unit for the condensing boiler (Glowworm Economy) which is fully serviced up to date. Space for washing machine and dryer (with ventilation). Old school serving hatch to the dining room.



#### CLOAKS/W.C

Low level W.C, wash hand basin. Window to the side.

#### FIRST FLOOR LANDING

Access to the loft, which is boarded out.

#### BEDROOM ONE

10' 10" x 10' 2" (3.3m x 3.1m)

Window to the rear, radiator.

#### BEDROOM TWO

10' 10" x 8' 6" (3.3m x 2.59m)

Window to the front with far reaching views, radiator.



#### BEDROOM THREE

9' 3" x 7' 1" (2.82m x 2.16m)

Window to the rear, radiator. Store cupboard housing hot water immersion cylinder.

#### BATHROOM

6' 6" x 5' 11" (1.98m x 1.8m)

Comprising a panelled bath, and separate enclosed shower cubicle with electric shower, low level W.C and wash hand basin. Cushion flooring. Radiator. Window to the side overlooking Mow Cop Castle.



#### EXTERNALLY

##### FRONT GARDEN

Access via gate and enclosed by a brick dwarf wall and fencing, there is a good sized paved driveway, leading along the side of the house. To the front is a gravelled stone area with shrub borders.

##### DETACHED GARAGE

24' 8" x 11' 7" (7.52m x 3.53m)

A spacious garage of brick construction, with up and over door and power and lighting. UPVC side access door and window to the side and rear.



##### REAR GARDEN

A paved patio area leads to a well presented laid to lawn garden. Enclosed with fencing, making a nice private spot.

##### ADDITIONAL NOTES

Please note our vendor will have an onward property purchase to tie in.

##### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

##### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



##### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

##### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .





LOCAL AUTHORITY  
Cheshire East Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)  
Current: 49E Potential: 88B





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements