



Cinderhill Lane, Scholar Green, ST7 3HT.  
£350,000

Whittaker Est. 1930  
& Biggs

## Cinderhill Lane, Scholar Green, ST7 3HT.

We are privileged to present to the market this immaculately and tastefully decorated four-bedroom semi-detached home.

The property has been transformed throughout and offers superb accommodation, measuring 110.3m<sup>2</sup>. Upon entering the home you are welcomed into an entrance hallway, there is a spacious living area with on-trend wall panelling and a separate dining / family room benefiting from sky lights, allowing optimum light to flow through.

The open plan breakfast kitchen is sure to impress, offering a magnificent central island which certainly catches the eye with on trend cabinets and high specification appliances. The central island offers plentiful seating for dining and entertaining. There is a handy utility room with WC.

The separate dining / family room offers an array of uses to suit your specific requirements.

The first floor accommodation continues and is equally as impressive, with the master suite featuring a vaulted ceiling and Juliet balcony, with delightful views of the gardens.

There are a further three bedrooms with the second bedroom also featuring a vaulted ceiling and bespoke fitted sliding wardrobes. With the increase of hybrid working bedroom four is currently used as a study.



The sumptuous family bathroom is equipped with a white contemporary suite, featuring a freestanding bath and separate shower compartment.

Externally the property is approached via a gravelled driveway providing off road parking. The gardens are fully enclosed with slatted fence panels and offers low-maintenance artificial grass, a delightful decking area and patio, which is perfect for alfresco dining during those summer months.

Located in the semi-rural village of Scholar Green, with canal side walks quite literally on your doorstep, plus local amenities within close proximity.

There is convenient access to the M6 motorway. Main transport routes to Manchester Airport are easily accessible by road, with Congleton and Kidsgrove railway station within easy reach, providing nationwide rail links.

An early viewing is urged to fully appreciate this stunning home.

#### **Entrance Hallway**

Having a composite door with access into the entrance hallway. Anthracite radiator. Recessed downlights. Access into the open plan dining kitchen.

#### **Lounge 14' 10" x 11' 2" (4.52m x 3.40m)**

Having a UPVC double-glazed window to the front aspect. Feature wood panelling on the walls. Anthracite radiator. Recessed downlights.

#### **Family Room/Dining Room 15' 1" x 9' 8" (4.59m x 2.94m)**

Having a UPVC double-glazed window to the side aspect and hardwood double-glazed skylight windows to the

ceiling. Feature wall panel. Recessed downlights. Anthracite radiator. Access to the stairs. Engineered wood-effect flooring.

#### **Open Plan Dining Kitchen**

Having a UPVC double-glazed window to the front aspect and UPVC double-glazed French doors with access onto the decking area and garden. Featuring a range of wall cupboard and base units, with work surfaces over, incorporating a breakfast island with seating for four. 1 1/2 bowl stainless steel sink with chrome mixer taps over, induction hob, dishwasher and wine cooler. Integrated fridge and freezer. Double oven. Integrated microwave and integrated coffee maker. Anthracite radiator. Recessed downlights. Tiled flooring.

#### **Utility Room / W.C.**

Having a UPVC obscure window to the side aspect. Having a range of wall cupboard and base units, with work surfaces over, incorporating a stainless steel sink with chrome mixer tap over. Space and plumbing for washing machine and dryer, radiator. Wood-effect laminate flooring. Low-level WC with push flush.

#### **First Floor Landing**

With access to the bedrooms and family bathroom. Recessed downlights. Access to the loft.

#### **Master Bedroom 12' 1" x 11' 7" (3.68m x 3.53m)**

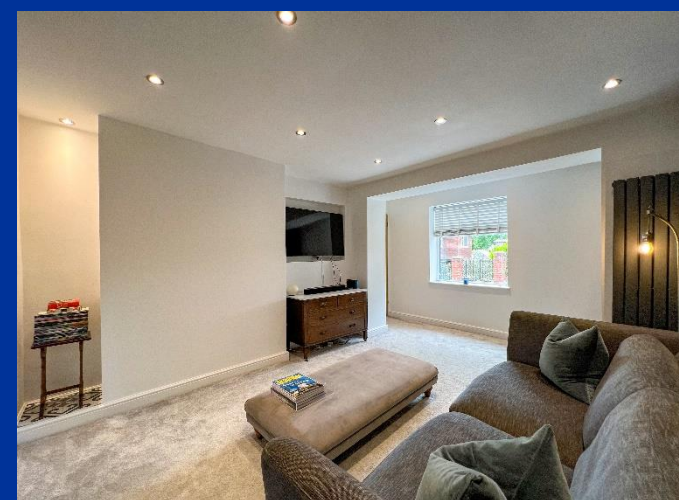
Having a UPVC double-glazed window to the front aspect and UPVC double-glazed French doors onto a Juliet balcony. Having an Anthracite radiator.

#### **Bedroom Two 11' 0" x 10' 4" (3.35m x 3.15m)**

Having a UPVC double-glazed window to the front aspect. Feature beam to the ceiling. Bespoke fitted sliding wardrobes. Recessed downlights. Radiator.

#### **Bedroom Three 7' 4" x 6' 5" (2.23m x 1.95m)**

Having a UPVC double-glazed window to the rear aspect. Fitted cupboard with storage. Anthracite radiator.



**Bedroom Four** 9' 0" x 6' 0" (2.74m x 1.83m)  
Having a UPVC double-glazed window to the side aspect. Character beam to the ceiling. Radiator.

**Family Bathroom** 6' 10" x 7' 2" (2.08m x 2.18m)  
Having a UPVC obscure window to the front aspect, hardwood double-glazed skylight to the ceiling. Comprising of a four piece suite featuring a freestanding bath with chrome mixer taps over, separate shower cubicle with rainfall showerhead over, countertop basin sat on a vanity unit, with storage underneath, low level WC push flush, Anthracite heated towel radiator. Recessed downlights. Herringbone style vinyl flooring.

### Externally

To the front of the property there is a gravelled private driveway providing ample off-road parking.

To the side there is a low-maintenance artificial lawned area with separate decking and patio area, perfect for alfresco dining.

Note:

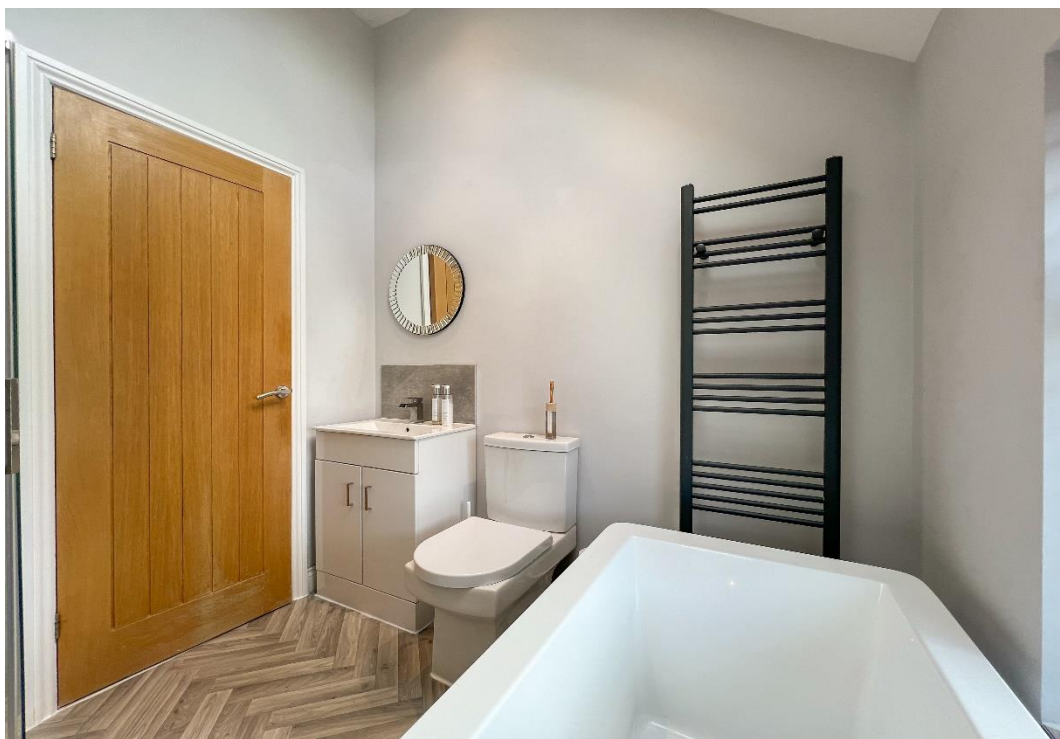
Council Tax Band: B

EPC Rating: C

Tenure: Freehold







GROUND FLOOR



1ST FLOOR



Total Area 110.3m<sup>2</sup> (excluding balcony)



**IMPORTANT:** Whittaker & Biggs, for themselves and for the vendors or lessors of this property, whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with nonstandard lenses.

16 High Street  
Congleton  
Cheshire  
CW12 1BD  
T: 01260 273241  
E: congleton@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

