

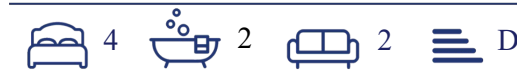


STEPHENSON BROWNE



Barleycroft Terrace, Scholar Green

ST7 3HS



£475,000

DESCRIPTION

NO ONWARD CHAIN! A fantastic opportunity to purchase an EXTENDED four bedroom detached family home with an integral garage, situated in a pleasant, quiet position within the confines of Scholar Green. The property is positioned just a stones throw from picturesque canal-side walks and a local country pub in addition to a range of handy day-to-day amenities and primary schooling that Scholar Green has to offer.

This spacious family home has been much-loved over the years and is now ready for a new lease of life. Offering well-proportioned accommodation throughout, there is ample potential to reconfigure the layout to suit any needs, and will create a stunning family home!

An entrance hallway leads to the lounge with open fire and giving access into the conservatory, and a spacious huge dining room, with a kitchen giving access into the utility room and a shower room completes the ground floor. To the first floor are four bedrooms (three doubles and a generous single bedroom), with a three piece family bathroom.

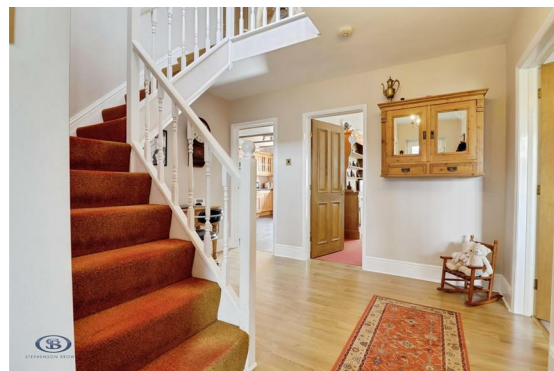
Ample off-road parking for multiple vehicles is provided via a tarmac driveway and the integral garage, the front lawned garden having a covered seating area, whilst the sizeable rear garden features a private patio, fully enclosed and offering a good degree of privacy, this garden creates an ideal space for families to enjoy the best of the summer weather.

Situated on Barleycroft Terrace, the property is perfectly placed for commuting routes such as the M6 and A500, whilst retaining excellent links to the wealth of amenities within Alsager, Congleton and beyond. Several schools are nearby, including Church Lawton School and Scholar Green Primary



And Nursery School.

A sizeable detached home offered for sale with no onward chain, which has bags of potential! Please contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Porch

UPVC panelled entrance door having glazed frosted insets. Double glazed frosted windows to the front and side elevations. Door into:-

Entrance Hall

Double panel radiator. Doors to all rooms. Stairs to the first floor. Understairs cupboard. Telephone point.

Shower Room

6'3" x 6'3"

Three piece suite comprising a low level WC with push button flush, a vanity wash hand basin with mixer tap and storage cupboard below, and a double shower cubicle with electric shower over. Heated towel radiator. Double glazed frosted window to the front elevation.

Dining Room

15'4" x 11'11"

Double glazed window to the front elevation. Double panel radiator. Fireplace with brick hearth and wooden mantle housing an electric fire.

Lounge

19'11" x 15'11"

Two double panel radiators. Open fire with back boiler having tiled hearth and wooden mantle. TV aerial point.

Conservatory

12'2" x 12'0"

Dwarf wall conservatory having double glazed windows all round. Double glazed French doors opening to the rear garden. Double panel radiator. Underfloor heating.

Kitchen Breakfast Room

15'10" x 12'0"

Range of wall, base and drawer units having roll top work surfaces over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap. Integrated dishwasher. Space for a freestanding fridge freezer. Space for a range style cooker having extractor over.

Utility Room

7'3" x 4'11" ext to 7'10"

Wall mounted cupboards and work surfaces. Space and plumbing for a washing machine. UPVC panelled door having glazed frosted inset opening to the side.

First Floor Landing

A spacious landing with space for a study/reading area. Single panel radiator. Double glazed window to the front elevation. Doors to all rooms.

Bedroom One

12'0" x 12'11"

Single panel radiator. Double glazed window to the rear elevation.



Bedroom Two

11'5" x 11'11"

Single panel radiator. Double glazed window to the rear elevation.

Wardrobe

2'3" x 8'3"

Shelving and hanging rails.

Bedroom Three

12'0" x 11'1"

Single panel radiator. Double glazed window to the front elevation.

Bedroom Four

8'2" x 8'11"

Double glazed window to the rear elevation.

Family Bathroom

10'2" x 7'5"

Three piece suite comprising a low level WC, pedestal wash hand basin and a tiled bath with mixer tap. Double glazed frosted window to the side elevation. Single panel radiator. Storage cupboard having shelving.

Externally

The property is approached by a tarmac driveway providing ample off road parking and leading to an integral garage. The front garden is mainly laid to lawn with covered, private seating area. Fenced boundaries. The rear garden is mainly paved for ease of maintenance having borders housing a variety of trees, shrubs and plants. Access gate to the front.

Garage

18'10" x 12'3" max

Power and lighting. Up and over door. Courtesy door to the rear. Stainless steel sink unit. Frosted glazed window to the side elevation.

Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Council Tax Band

The council tax band for this property is E.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



Floorplans

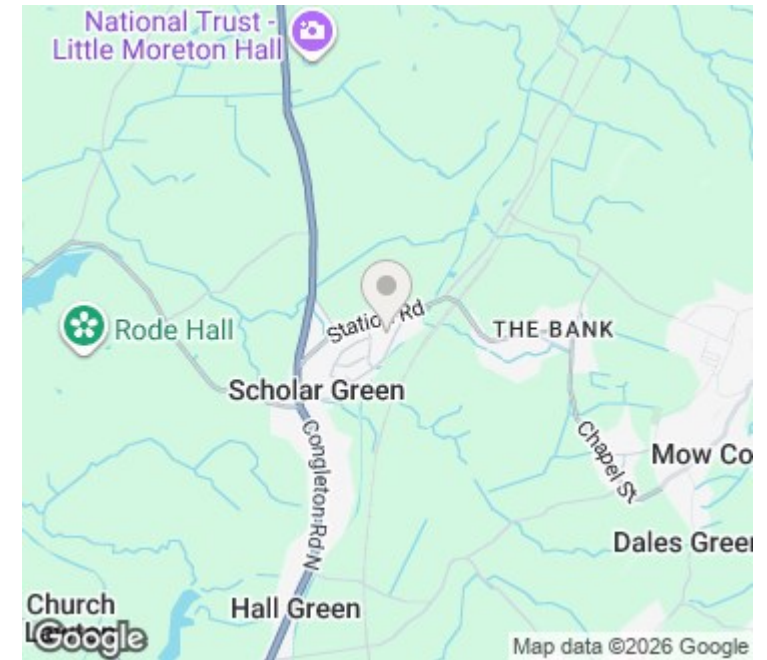
Barleycroft Terrace



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk