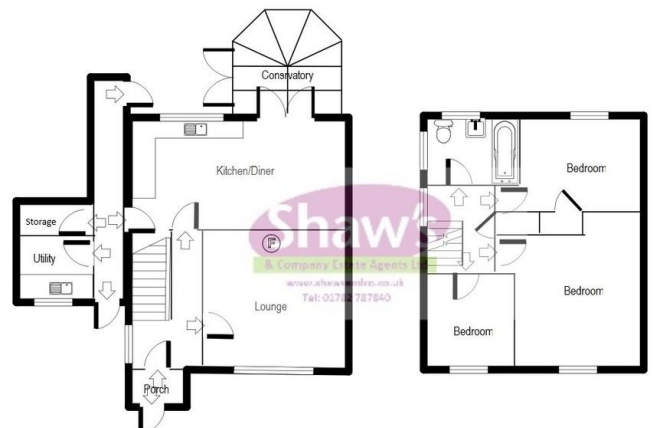




**Wavertree Avenue**  
**Scholar Green, ST7 3HN**

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- SPACIOUS RESIDENCE
- LANDSCAPED GARDENS
- PORCH, HALL, LOUNGE
- KITCHEN/DINING ROOM
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM

**£250,000**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Guide



## Property Description

### INTRO

A beautifully presented & improved semi detached house with no chain. Located within the semi rural village of Scholar Green, which has to be viewed to be fully appreciated, set within landscaped easy maintenance gardens. New carpets where fitted, fresh decor. Internally, an entrance porch, hall with oak handrail etc, lounge, a spacious kitchen/dining room, UPVC conservatory, attached utility and storage cupboard, cloaks/w.c three bedrooms, a family bathroom with a jacuzzi bath & white suite. UPVC double glazing & gas central heating from a modern boiler. The property is within easy access to local facilities, road links to the A34 & A500 to Congleton, Newcastle & other areas. Viewing imperative

### DIRECTIONS

Please follow Sat Nav with postcode ST7 3HN. Proceed off Station Road in to Wavertree Avenue, the property can be found on the left hand side as identified by our for sale sign.



#### ENTRANCE PORCH

Entered through a UPVC door. Tiled floor. Leading to an entrance hall.

#### LOUNGE

12' 6" x 12' 7" (3.81m x 3.84m)

Bow window to the front elevation. Feature fireplace with inset fire. Wall lights, coving to the ceiling. Radiator.

#### KITCHEN/DINER

18' 9" x 9' 3" (5.72m x 2.82m)

Window to the rear elevation. A range of wall and base units, inset sink with mixer tap, worksurface. Built in oven and hob with extractor over. Splash back tiling to the walls. Defined dining area, french doors to:



#### CONSERVATORY

9' 7" x 7' 6" (2.92m x 2.29m)

A brick base construction with UPVC windows and french door to the garden. Radiator.

#### FIRST FLOOR LANDING

With oak hand rails and spindles. Window to the side elevation. Boiler cupboard housing the combi boiler, which our vendors inform us was installed in 2024. Doors to:



#### BEDROOM ONE

13' 4" x 9' 8" (3.33m x 2.95m)

Window to the front elevation. Fitted wardrobes, radiator.

#### BEDROOM TWO

10' 10" x 8' 9" (3.3m x 2.67m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

8' 10" x 7' 9" (2.69m x 2.36m)

Window to the front elevation, radiator.

#### BATHROOM

Window to the rear and side elevations. Suite comprising a jacuzzi style bath, low level W.C, vanity unit incorporating a wash hand basin. Splash back tiling, radiator.



#### EXTERNALLY

##### FRONT

A blocked paved driveway provides off road parking. Gravel garden area.

##### ATTACHED OUTBUILDING

Window to the front elevation. Incorporating a utility room off the hallway with worksurfaces, single drainer sink unit and space for appliances. Tiled floor.



#### REAR

Enclosed low maintenance landscaped garden. Dwarf walls with tiered patio areas and gravel borders, all enclosed a well appointed low maintenance garden area.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

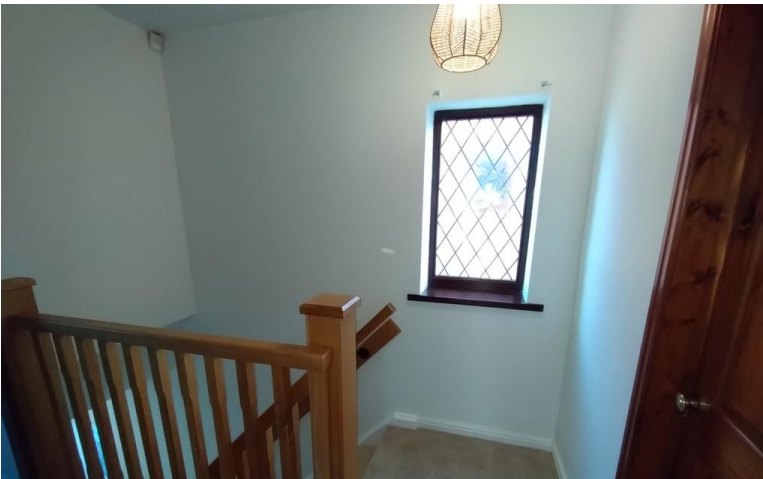


#### LOCAL AUTHORITY

Cheshire East Council

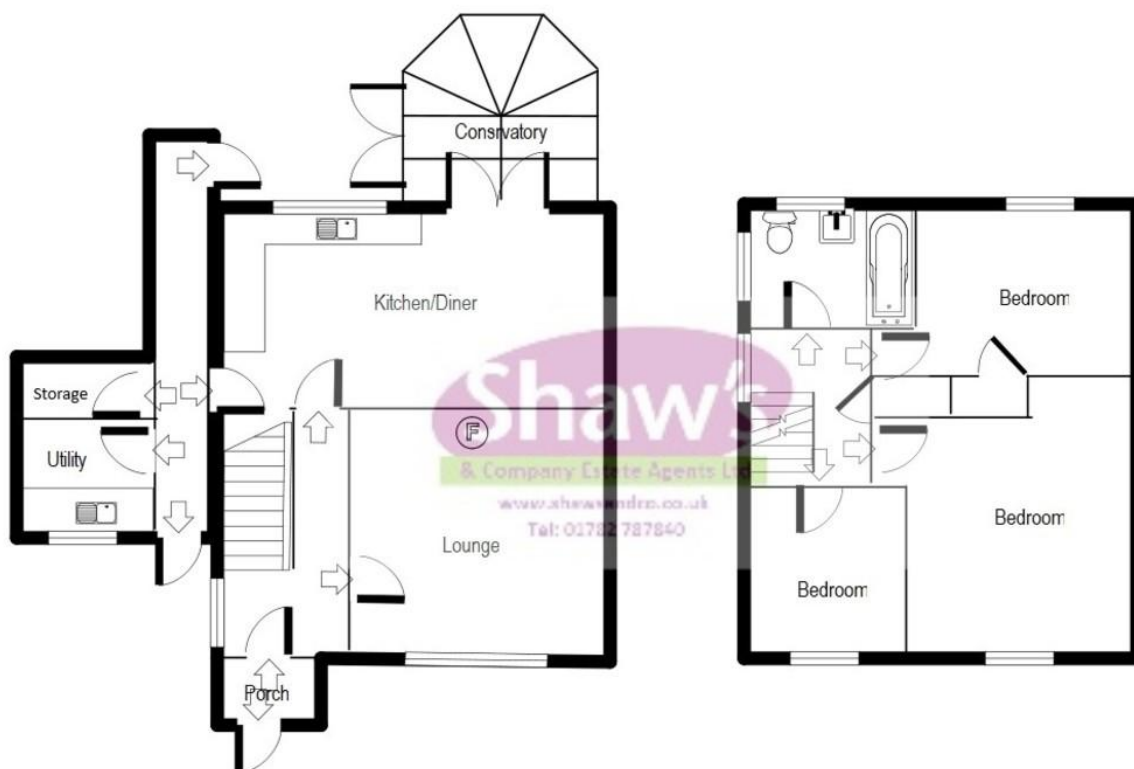
#### COUNCIL TAX BAND B

EPC RATING (PDF available online)  
Current: 53E Potential : 74C









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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