

## Energy performance certificate (EPC)

18 Portland Drive Scholar Green STOKE-ON-TRENT ST7 3BT	Energy rating <b>D</b>	Valid until: 24 January 2032
		Certificate number: 0390-2675-8190-2822-0225

Property type	Semi-detached house
Total floor area	74 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

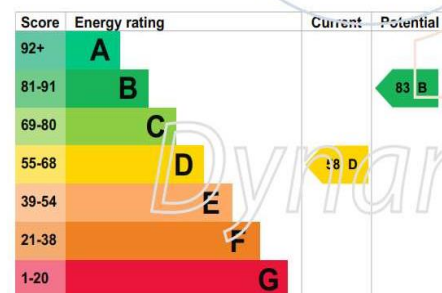
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



**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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**18 Portland Drive,**  
Scholar Green, Stoke-On-Trent,  
Staffordshire ST7 3BT

**Selling Price: £195,000**

- WELL-PRESENTED & UPDATED SEMI DETACHED COTTAGE
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER
- CONTEMPORARY FITTED KITCHEN
- MODERN SHOWER ROOM
- COTTAGE STYLE ENCLOSED REAR GARDEN
- SITUATED IN THE VILLAGE OF SCHOLAR GREEN CLOSE TO AMENITIES
- NO CHAIN



## NO CHAIN

An extended, very well presented and updated semi-detached cottage style home with attractive, south facing, good sized cottage style rear garden and set back off the road having fenced off front garden.

The property has modern electrics, gas fired central heating, en-trend grey hi-gloss fitted kitchen and up to date shower room; just move your furniture in.

On the ground floor, the accommodation comprises spacious open plan large lounge/diner, fitted kitchen with cloakroom/W.C.

At first floor level are two double bedrooms and a shower room, unlike neighbouring properties which have a bathroom on the ground floor. There is on street parking to the front.

Situated in the village of Scholar Green, the property lies 10 miles north of the centre of Stoke, and 6 miles south of Congleton on the A34.

The village is blessed with having all amenities, and in addition, a doctors surgery and good primary school.

There is easy access to the M6 motorway, and main arterial routes to Manchester Airport are easily accessible by road, with Kildersgrov and Congleton railway station within easy reach providing nationwide rail links and frequent expresses to London.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Period style timber front door to:

**LOUNGE/DINER 13' 0" x 24' 4" (3.96m x 7.41m):** Low voltage downlighters inset. PVCu double glazed window. Radiator. Meter cupboard. Stairs to first floor. Opening to:

**KITCHEN 14' 6" x 11' 6" (4.42m x 3.50m):** PVCu double glazed window to rear aspect. Grey hi-gloss fitted eye level and base units with granite effect roll edge laminated surfaces, having stainless steel single drainer sink inset, with mixer tap. Built in ceramic hob with extractor canopy over and oven below. Space and plumbing for washing machine and tumble dryer. Space for large fridge freezer. Tiled splashbacks. Radiator. PVCu double glazed French doors to outside. Door to:

**CLOAKROOM/W.C. :** Low voltage downlighters inset. Modern white suite comprising: Low level W.C. and wash hand basin set in vanity unit. Tiled floor.

**First Floor :**

**LANDING :** Access to roof space. Low voltage downlighters inset. Cottage style timber doors to all rooms.

**BEDROOM 1 REAR 11' 10" x 10' 0" (3.60m x 3.05m):** Low voltage downlighters inset. PVCu double glazed window to rear aspect. Radiator. Door to over stairs cupboard housing Vaillant combi gas central heating boiler.

**BEDROOM 2 FRONT 12' 0" x 8' 8" (3.65m x 2.64m):** PVCu double glazed window to front aspect. Radiator.

**SHOWER ROOM 8' 8" x 4' 0" (2.64m x 1.22m):** Low voltage downlighters inset. Modern white suite comprising: Low level W.C., pedestal wash hand basin and double sized shower enclosure with sliding door. Heated towel radiator. Extractor fan. Tiled floor.

**Outside :**

**FRONT :** Set back off the pavement behind gated and picket front garden, having flower bed and river stone path.

**SIDE :** Path to rear.

**REAR :** Patio area with steps up to cottage style enclosed garden with raised borders and river stone paths. Outside light and tap.

**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 3BT

