CARTERS
ESTATE AGENTS



# 58 Cinderhill Lane
## Scholar Green, ST7 3HR

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## Price £180,000

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Here at Carters, we are delighted to welcome to the market this beautifully renovated two-bedroom mid-terraced cottage, situated in the popular area of Scholar Green. Ideally positioned close to local amenities, schools and transport links, this charming property has been beautifully renovated throughout, offering a wonderful blend of modern finishes and practical features.

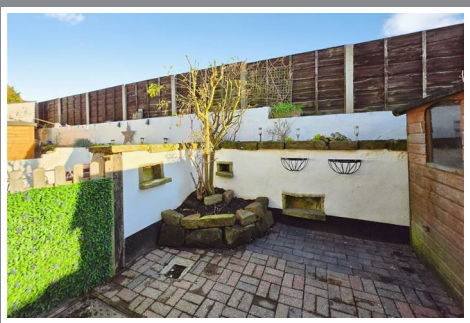
Stepping inside, you are greeted by a spacious and inviting living room, complete with an attractive feature fireplace and access to a useful cellar, providing additional storage space.
Leading through from the living room, you will find a stunning modern fitted kitchen, thoughtfully designed with integrated appliances, including a dishwasher and fridge/freezer. Finished with a natural stone splash back and stylish Karndean flooring with the added luxury of underfloor heating, this is a lovely space to cook and entertain. Bi-fold doors open out onto the rear yard, allowing plenty of natural light to flow into the room and creating a lovely connection between indoor and outdoor living.
Heading upstairs, the first floor offers two well-proportioned bedrooms alongside a contemporary three-piece family bathroom, finished with both an overhead shower and a separate handheld shower attachment. Further benefits include access to a useful loft space via a pull-down ladder, complete with a Velux skylight allowing natural light to flood in.

Externally, the property boasts a block-paved driveway to the front, providing convenient off-road parking for one vehicle. To the rear is an enclosed, low-maintenance yard with attractive planted borders, perfect for adding a touch of greenery, along with gated access for bins.

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**Living Room**
13" x 13" (3.96m x 3.96m)
UPVC entrance door to the front elevation.
UPVC double glazed window to the front elevation.
Feature fireplace. Laminate flooring. Access to the cellar.

**Kitchen/Diner**
13'9" x 10" (4.19m x 3.05m)
UPVC double glazed bi-fold doors to the rear elevation with fitted blinds.
Recess ceiling down lights. Modern fitted kitchen comprising of wall, base and drawer units and laminate work surfaces. Natural stone splash back. Under cupboard lighting. Stainless steel 1.5 sink with mixer tap and drainer. Integrated dishwasher. Integrated fridge/freezer. Storage cupboard inclusive of shelving and washer which is included. Space for a dining table. Electric cooker and four ring electric hob. Karndean flooring.

**Cellar**
12'09 x 5' (3.89m x 1.52m)
Door providing access. Usable storage space.

**Landing**
Access to the loft. Carpet.

**Bedroom One**
13" x 9'8" (3.96m x 2.95m)
UPVC double glazed window to the front elevation.
Radiator. Carpet.

**Bedroom Two**
12'6" x 5'4" (3.81m x 1.63m)
UPVC double glazed window to the rear elevation.
Radiator. Carpet.

**Bathroom**
UPVC double glazed window to the rear elevation.
Recessed ceiling down lights. Storage cupboard with shelving. Fully tiled walls. Three piece modern bathroom suite comprising of a bath with overhead and handheld shower. Chrome towel rail. Toilet and pedestal wash hand basin. Tiled flooring.

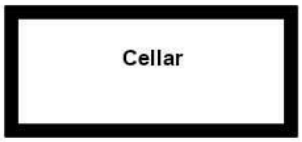
**Loft Space**
21" x 13" (6.40m x 3.96m)
Double glazed velux skylight. Boarded. Ladder and light.

**Externally**
To the front is a block paved driveway for one vehicle. To the rear is a paved yard and a boarder for plants and shrubs. Shed. Outside tap. Gate access.

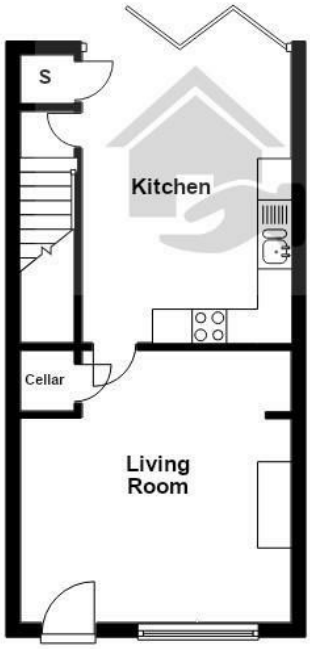
**Additional Information**
Freehold. Council Tax Band B.
61 sq meters/656 sq ft.
Right of way for bin access through rear yard.

**Disclaimer**
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

## Basement



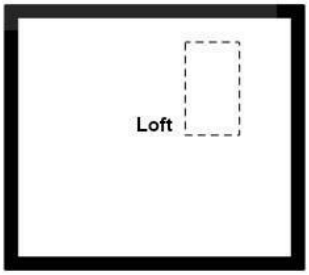

## Ground Floor




## First Floor




## Second Floor



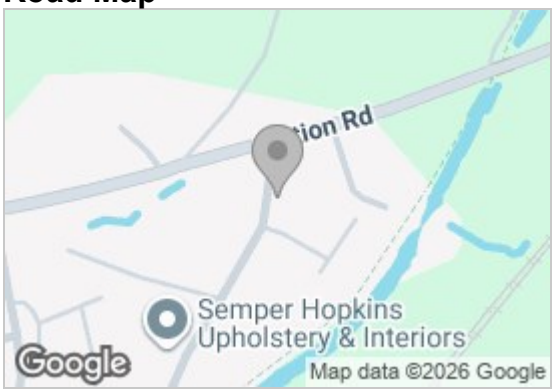








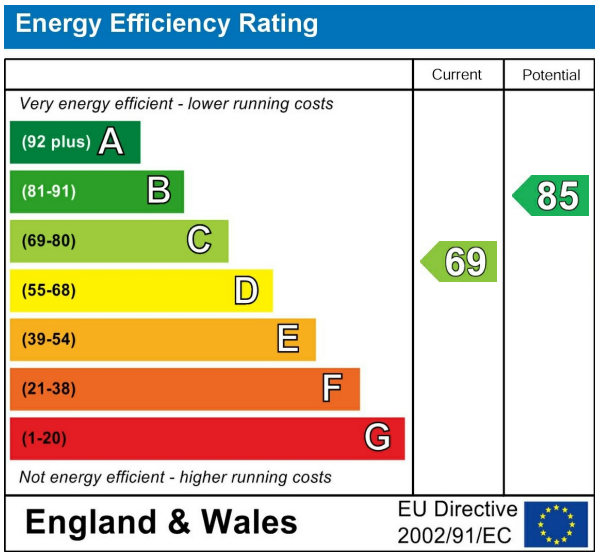

## Road Map

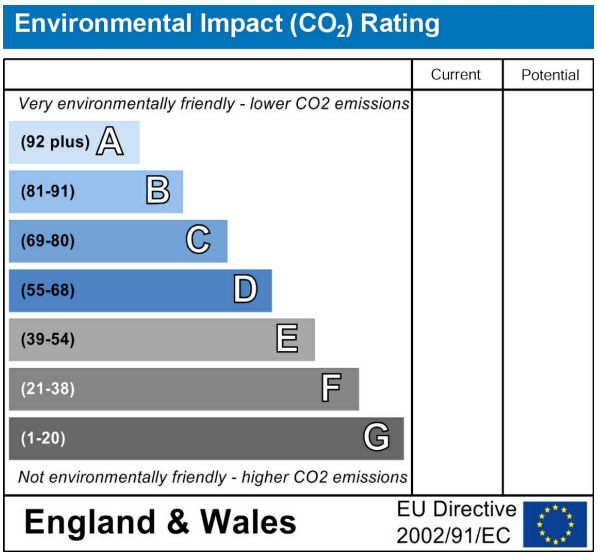



## Hybrid Map




## Energy Efficiency Graph




## Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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