



STEPHENSON BROWNE



Nursery Road, Scholar Green, Stoke-On-Trent

ST7 3BW



£280,000

DESCRIPTION

A spacious two bedroom DETACHED TRUE BUNGALOW in a quiet cul-de-sac position within Scholar Green, offered for sale with no onward chain!

Occupying a prime position and a generous plot, this well-proportioned bungalow offers a fantastic opportunity for those wishing to downsize to really put their own stamp on their home, with ample scope and potential to create a truly stunning home.

An entrance hallway leads to both bedrooms, the family bathroom and the lounge, which in turn accesses the conservatory and the kitchen, with a rear hall/utility area completing the property. Off-road parking is provided via a brick-built adjoining single garage and a gravelled driveway, whilst the well-proportioned rear garden features lawned and patio areas with mature shrubs, with a shed for storage.

Situated in a quiet cul-de-sac position on Nursery Road, 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, Kidsgrove, Congleton and beyond. Several schools are nearby, including Rode Heath Primary and Scholar Green Primary And Nursery School.

A well-proportioned bungalow which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Entrance Hall

Fitted carpet, UPVC double glazed front door, ceiling light point, radiator.

Lounge

15'5" x 11'5"

Fitted carpet, UPVC double glazed patio doors and French doors leading into the Conservatory, ceiling light point, radiator, fireplace.

Conservatory

19'3" x 8'2"

Tiled flooring, UPVC double glazed windows and rear door, two wall light points, radiator.

Kitchen

10'11" x 8'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, stainless steel sink with drainer, wall and base units, tiled splashback, space and plumbing for appliances.

Rear Hall

Tiled flooring, UPVC double glazed door, ceiling light point, radiator, part tiled walls, airing cupboard with combi boiler and space and plumbing for appliances.

Bedroom One

12'0" x 11'0"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

9'11" x 8'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

7'10" x 5'6"

Fitted carpet, UPVC double glazed window, ceiling light point, part tiled walls, chrome towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.

Outside

To the front of the property is a gravelled driveway, with a lawned garden and border shrubs, whilst the generous rear garden features patio and lawned areas with mature border shrubs and a storage shed.



Council Tax Band

The council tax band for this property is C.

Freehold 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

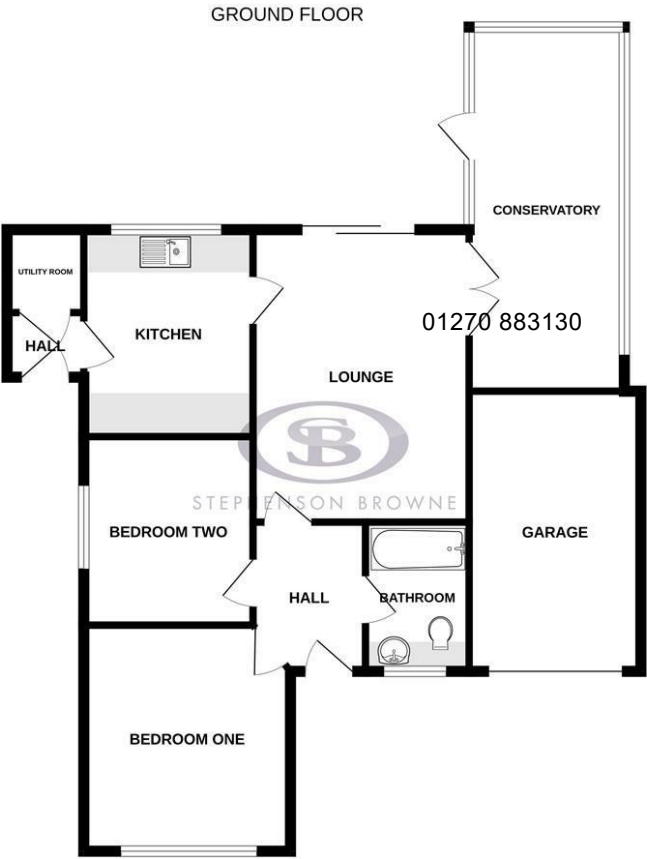
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Alsager AML Disclosure

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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

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

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