CARTERS
ESTATE AGENTS

# 29 Mount Pleasant Road

Scholar Green, ST7 3LG

**Offers in excess of £260,000**

4 1 2 D

Here at Carters, we are delighted to welcome to the market this beautifully presented, elevated semi-detached family home, nestled in Mount Pleasant within the charming village of Scholar Green.

The entrance hall has stairs leading to the first floor. The welcoming living room features a fireplace with a striking Yorkstone hearth, decorative ceiling rose and wall mouldings. At the heart of the home is the country-style kitchen/diner, offering plenty of space for entertaining and finished with bespoke quartz work surfaces. A separate dining room, currently used as a playroom, a guest WC and a practical rear porch complete the ground-floor accommodation.
Upstairs are four well-proportioned bedrooms and a family bathroom, providing ample space for a growing family.
Outside, a block-paved driveway provides off-road parking for two vehicles. Steps lead through a colourful, well-stocked tiered front garden, featuring fruit trees and a pond, to the front door. A south-facing Yorkstone patio to the side provides the perfect spot for enjoying summer evenings and stunning sunset views.
A secure gate opens onto the substantial two-tiered rear garden, which backs directly onto open fields and includes a further Yorkstone patio, two greenhouses and a timber shed. Offering excellent potential, the garden provides a wonderful blank canvas for its new owners.

With far-reaching countryside views and generous indoor and outdoor space, this delightful home combines comfort, character and modern family living in a peaceful village setting.

# 29 Mount Pleasant Road

Scholar Green, ST7 3LG

## Offers in excess of £260,000

### Entrance Hallway
Composite double glazed entrance door to the front elevation.
Stairs to the first floor. Feature wall mouldings with rechargeable feature lights. Radiator. Newly fitted tiled flooring.

### Living Room
14'3" x 12'5" (4.34m x 3.78m)
UPVC double glazed window to the rear elevation.
Feature ceiling rose and wall mouldings. Working chimney breast with a brick surround and a Yorkstone hearth. Radiator. TV point. Recently fitted carpet.

### Dining Room
8'11" x 11'1" (2.72m x 3.38m)
UPVC double glazed picture window to the front elevation, with far reaching views over countryside and fields.
Working fireplace with a brick surround. Radiator. Newly fitted carpet.

### Kitchen Area
6'9" x 6'5" (2.06m x 1.96m)
UPVC double glazed window to the front elevation.
Country style fitted kitchen incorporating a range of wall, base and drawer units. Bespoke Quartz work surfaces. Inset one and a half bowl sink with a hose mixer tap. Built in electric oven. Built in five ring gas hob with a fitted extractor hood over. Space and plumbing for a washing machine. Built in pantry. Recessed ceiling down lighters and feature lighting to the kitchen units. Tiled flooring.

### Dining Area
13'7" x 9'4" (4.14m x 2.84m)
UPVC double glazed window to the rear elevation.
Recessed ceiling down lighters. Radiator. Tiled flooring.

### Inner Hallway
Hardwood single glazed entrance door to the side elevation providing access to the rear porch.
Partially tiled walls. Tiled flooring.

### Ground Floor Cloakroom / W.C
UPVC double glazed window to the side elevation.
Mid level w.c. Wall mounted wash hand basin. Partially tiled walls. Built in storage cupboards. Radiator. Tiled flooring.

### Rear Porch
Hardwood single glazed entrance door to the rear elevation. UPVC double glazed windows to the side elevation.
Tiled flooring.

### Stairs and Landing
UPVC double glazed window to the side elevation.
Access to the partially boarded loft space which has a loft ladder, spot lights and two Velux roof lights.

### Bedroom One
13'8" x 9'5" (4.17m x 2.87m)
Duel aspect UPVC double glazed windows to the front and rear elevations.
Dado rail. Radiator. Newly fitted carpet.

### Bedroom Two
13'9" x 9' (4.19m x 2.74m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator. Newly fitted carpet.

### Bedroom Three
12'2" x 9'9" (3.71m x 2.97m)
UPVC double glazed window to the rear elevation.
Fitted wardrobe with shelving and a curtain rail. Radiator. Carpet.

### Bedroom Four
10'6" x 9'6" (3.20m x 2.90m)
UPVC double glazed window to the front elevation.
Radiator. Newly fitted carpet.

### Bathroom
UPVC double glazed window to the front elevation.
Modern white three piece fitted bathroom suite with luxurious stone work surfaces. Panel bath with an electric shower over, pedestal wash hand basin and a mid level w.c. Extractor fan. Partially tiled walls. Radiator. Luxury vinyl tiled flooring in a wood effect.

### Externally
To the front of the property is a block-paved driveway providing off-road parking for two vehicles. A gate opens onto steps leading through a well-stocked, tiered garden to the front door. Occupying an elevated position, the property enjoys stunning, far-reaching views across the surrounding countryside. The garden features a colourful variety of plants, several fruit trees —including an apple tree—and a pond.

To the side is a south-facing Yorkstone patio with an outside tap. This inviting space is ideal for relaxing on summer evenings while enjoying the beautiful sunset views.

A secure gate leads from the side patio to the substantial two-tiered rear garden, which includes a further Yorkstone-paved patio and backs directly onto open fields.

The rear garden also benefits from two greenhouses and a timber shed. Offering excellent potential, it provides a wonderful blank canvas for the new owners to make their own.

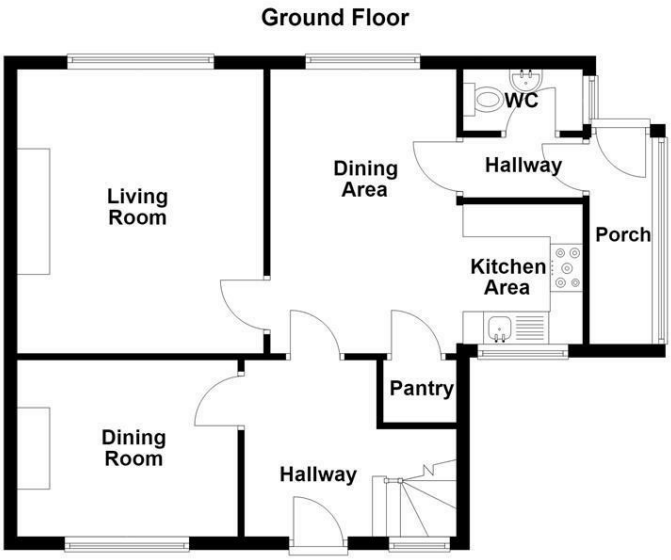
### Additional Information
Freehold.

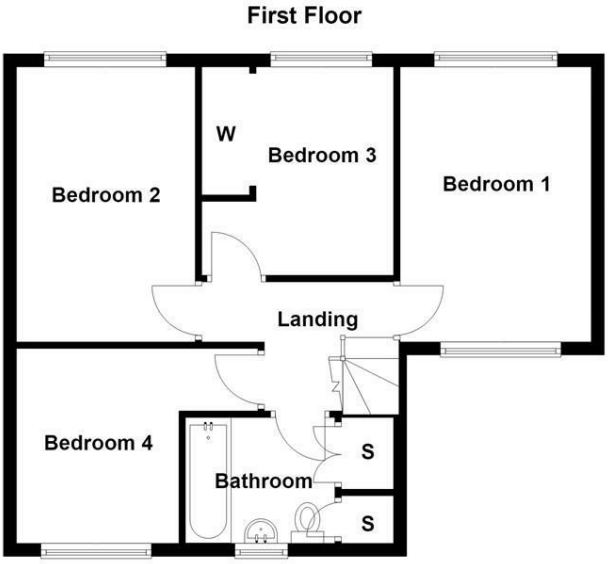
Cheshire East Council Tax Band B.

Total Floor Area: 107 Square Meters / 1151 Square Foot.

### 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.

Tel: 01782 470391


Ground Floor
WC
Living Room
Dining Area
Hallway
Porch
Kitchen Area
Pantry
Dining Room
Hallway

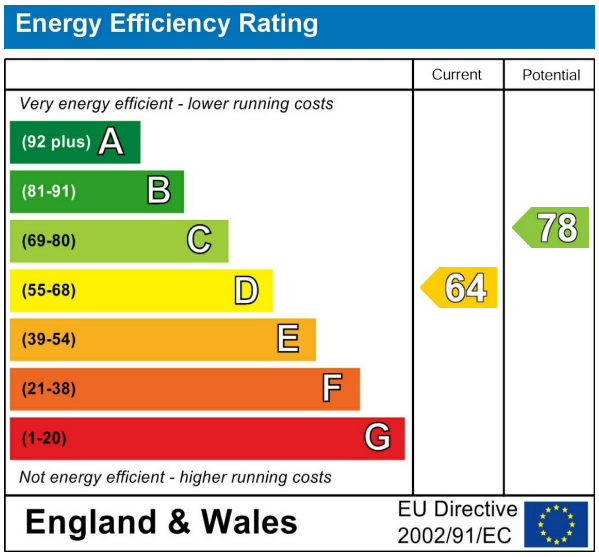

First Floor
W
Bedroom 3
Bedroom 2
Bedroom 1
Landing
Bedroom 4
S
Bathroom
S

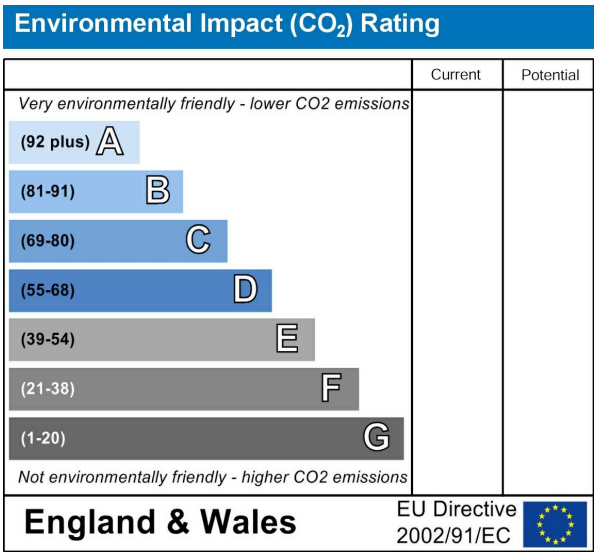
Tek thi
Shoes
off.

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**
**01782 470391**
**www.carters-estateagents.co.uk**