

## 4 Cinderhill Lane, Scholar Green, Stoke-On-Trent, Staffs, ST7 3HX



**Freehold £335,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious detached bungalow, situated on an impressive 0.18-acre plot in this ever-popular and convenient Scholars Green location. As you would expect, this lovely property offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises entrance hall, lounge, modern fitted kitchen/diner, three bedrooms and shower room. Externally, this home occupies a generous walk-around plot, with gardens extending to the front, side and rear, together with ample off-road parking and an attached double garage. The generous plot provides an excellent degree of outside space and offers a particularly desirable feature of the property. The location is ideally positioned for access to the A34, whilst also being well placed for local shops, schools and amenities. Offering spacious single-storey accommodation, a generous plot and excellent parking and garaging, this attractive bungalow is sure to appeal to a variety of purchasers.

We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN!

## ENTRANCE HALL

With multi-glazed frosted front access door with frosted glazed panels to sides, artex to ceiling, coving, access to loft space, two pendant light fittings, panelled radiator, power points, BT telephone point (Subject to usual transfer regulations) and door leads off to rooms including;



## LOUNGE 4.45m reducing to 3.94m x 3.63m (14'7" reducing to 12'11" x 11'11")

With Upvc double glazed bow window to rear, Upvc double glazed sliding patio door to side, artex to ceiling, coving, three wall light fittings, panelled radiator, feature fireplace with inset electric coal effect fire, TV aerial connection point and power points.



**FITTED KITCHEN / DINING ROOM**

With Upvc double glazed window to rear, Upvc double glazed side access door, artex to ceiling, double fluorescent light fitting, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss grant effect with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with over beneath plus extractor hood above, plumbing for automatic washing machine, integrated fridge/freezer, tile effect flooring, panelled radiator and power points.



**BEDROOM ONE 4.09m x 2.69m (13'5" x 8'10")**

With Upvc double glazed window to side, artex to ceiling, coving, pendant light fitting, two wall light fittings, panelled radiator and power points.



**BEDROOM TWO 3.25m x 2.77m (10'8" x 9'1")**

With Upvc double glazed window to front, artex to ceiling, coving, electricity consumer unit, two wall light fittings, panelled radiator and power points.



**BEDROOM THREE 2.79m x 2.54m (9'2" x 8'4")**

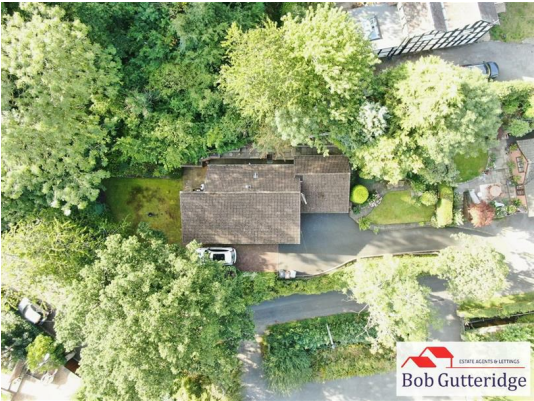
With Uovc double glazed window to side, artex to ceiling, coving, pendant light fitting, panelled radiator, TV aerial connection point and power points.



**SHOWER ROOM 2.95m x 1.93m (9'8" x 6'4")**

With Upvc double glazed frosted window to side, artex to ceiling, enclosed light fitting, a white suite comprising of built in dual flush WC, vanity sink unit with chrome mixer tap above, walk in double shower enclosure with thermostatic direct flow shower with separate hair attachment, aqua boarding to splashback, slate effect laminate flooring, panelled radiator, built in storage units and built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems.





**FORE GARDEN**

With a timber gate providing vehicular access to the front of the property, a tarmac driveway leads up providing ample off road parking, mature hedges to borders, a lawn section with a sitting area provides a peaceful sanctuary with pleasant views and access along both sides of the property provides access off to;



**REAR GARDEN**

Bounded by mature hedges to borders, paved pathways, a paved area provides patio and sitting space, mature shrubs to borders, lawn section and to the rear of the property a tranquil stream can be heard.



**SIDE GARDEN**

With garden brick retaining walls tiering up with paved pathways along with mature shrubs, access to the front of the property and a door leads off to;



### **ATTACHED DOUBLE GARAGE 5 x5 (16'4" x16'4")**

With up and over door, ample domestic external storage space, power points, two fluorescent tube light fittings, Upvc double glazed frosted window to side, and panelled side access door.



### **COUNCIL TAX**

Band 'D' amount payable to Cheshire East Council.

### **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

### **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

### **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

### **SERVICES**

Main services of gas, electricity, water and drainage are connected.

### **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

|                 |                 |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday        | 9.00am - 4.30pm |
| Sunday          | 2.00pm - 4.30pm |

