



STEPHENSON BROWNE

Grays Close, Scholar Green

ST7 3LU



£250,000



DESCRIPTION

Situated within the highly desirable semi-rural village of Scholar Green, this beautifully presented four-bedroom semi-detached dormer bungalow offers deceptively spacious and versatile accommodation, enhanced by recently renewed dormer flat roofs, and is perfectly suited to a range of purchasers including families, downsizers and those seeking flexible home-working space.

The accommodation begins with a welcoming entrance hall leading into a cosy yet spacious lounge, centred around an attractive log-burning stove that creates a warm and inviting focal point. A separate dining room provides an excellent setting for family meals and entertaining and flows seamlessly into the light and airy breakfast kitchen. Enjoying dual-aspect windows and French doors opening directly onto the rear garden, the kitchen is flooded with natural light, creating a bright and sociable space at the heart of the home.

The dining area also provides access to Bedroom Four, currently utilised as a home office, demonstrating the flexibility this room offers to suit individual requirements. Completing the ground floor is a useful WC and under-stairs storage cupboard.

To the first floor, there are three further bedrooms comprising two well-proportioned doubles and a comfortable single bedroom, all served by a well-appointed four-piece family bathroom. The front principal bedroom enjoys delightful far-reaching views towards the iconic Mow Cop and Mow Cop Castle.

Externally, the property continues to impress with off-road parking for two vehicles to the front. The rear garden has been thoughtfully designed for ease of maintenance, featuring a patio area ideal for outdoor dining, an artificial lawn area, and raised flower beds stocked with mature planting and established greenery. A substantial timber shed provides excellent external storage space.

Offering a wonderful blend of village charm, countryside surroundings and versatile living accommodation!



Location:

Scholar Green is a sought-after village on the Cheshire and Staffordshire border, offering the perfect balance between semi-rural living and everyday convenience. Surrounded by beautiful countryside, the area is particularly popular with families and outdoor enthusiasts, with an abundance of scenic walking routes including nearby stretches of the Macclesfield Canal, Mow Cop, and The Cloud.

The village itself provides a range of local amenities including convenience stores, cafés, public houses and everyday services, whilst the larger market towns of Congleton, Alsager and Sandbach are all within easy reach for a wider selection of shopping, leisure and dining facilities. The area is well regarded for its excellent schooling options, with several highly rated primary schools nearby and easy access to secondary schools in Congleton and Alsager.

For commuters, Scholar Green benefits from excellent transport connections, with straightforward access to the A34, A500 and M6 motorway network. Nearby railway stations at Kidsgrove, Alsager and Congleton provide regular links to Manchester, Stoke-on-Trent and beyond, making it an ideal location for those looking to enjoy a quieter village lifestyle without compromising on connectivity.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

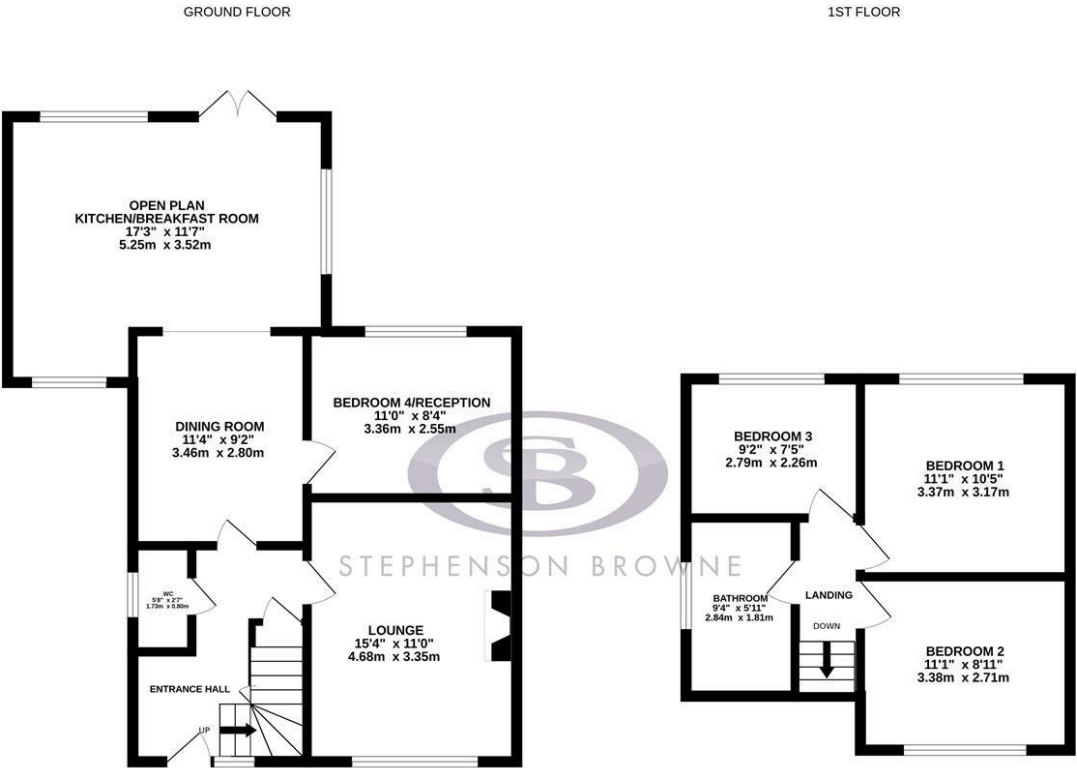
AML Disclosure

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Floorplans



59 GRAYS

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			England & Wales		
EU Directive 2002/91/EC			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.

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