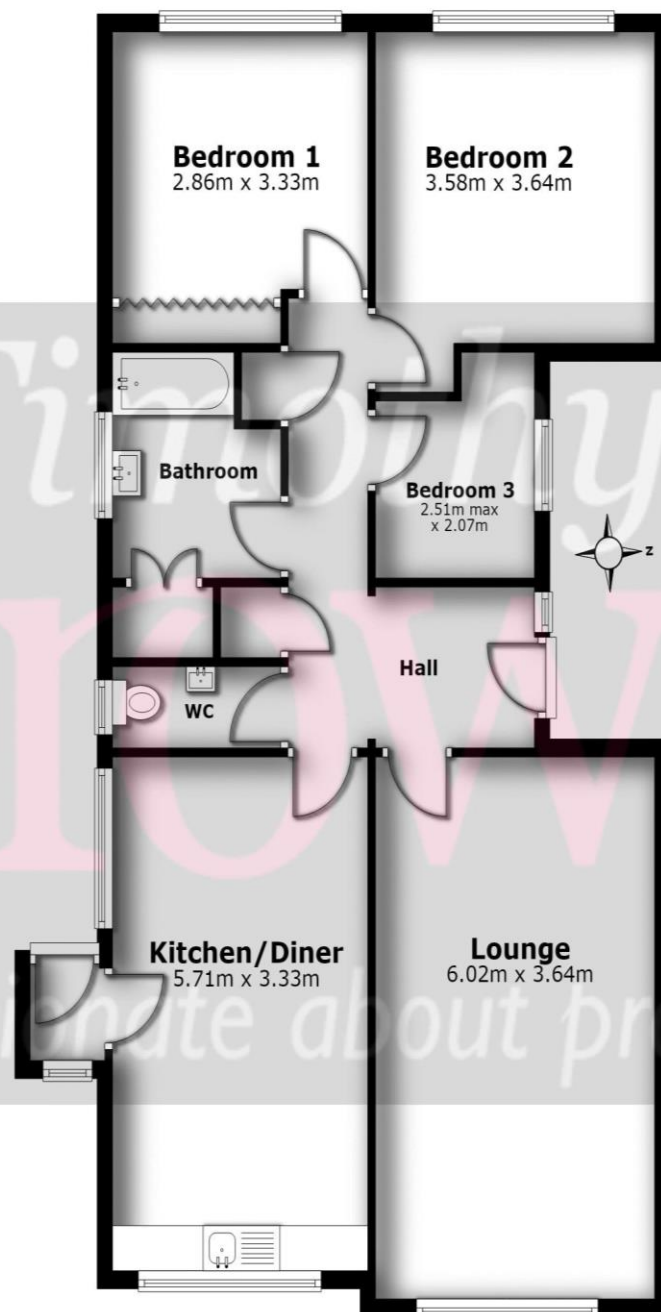


Timothy a brown



Ground Floor



Total area: approx. 92.0 sq. metres

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

17 Nursery Road, Scholar Green, Stoke-on-Trent

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



17 Nursery Road,
Scholar Green, Cheshire ST7 3BN
Guide Price £384,950

- DECEPTIVELY SPACIOUS DETACHED BUNGALOW WITH 20FT LOUNGE
- WELL-MAINTAINED ACCOMMODATION WITH SCOPE TO MODERNISE
- LARGE DINING KITCHEN & THREE GOOD-SIZED BEDROOMS
- GAS-FIRED CENTRAL HEATING & PVCU DOUBLE GLAZING
- GENEROUS, IMMACULATELY KEPT LOW-MAINTENANCE GARDENS
- DETACHED GARAGE WITH NEW VEHICLE ACCESS DOOR
- QUIET CUL-DE-SAC LOCATION CLOSE TO SCHOLAR GREEN AMENITIES
- PLOT SIZE OFFERS POTENTIAL FOR EXTENSION (SUBJECT TO CONSENTS)

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Timothy a brown

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NO CHAIN

A detached bungalow that’s much larger than it appears from the front, boasting wonderfully proportioned rooms rarely found in modern homes — including an impressive 20ft lounge.

Built circa 1974 for the present vendor’s parent, the property is now being brought to the market for the very first time.

The plot is generous, immaculately maintained, and requires very little ongoing garden upkeep. It also offers sufficient space to accommodate an extension if desired. A well-presented detached garage sits alongside the property, recently upgraded with a new vehicle access door.

The bungalow is constructed of cavity brick elevations with PVCu double glazing under a tiled roof, and benefits from gas-fired central heating.

Although the fixtures are dated, the accommodation has been well maintained and presents very well, comprising: Hall, Lounge, Large Dining Kitchen, three Bedrooms, Bathroom and separate W.C.

The property enjoys a quiet cul-de-sac position in the sought-after village of Scholar Green, where shops, schools, doctors, public houses and everyday amenities are all within easy walking distance. Beautiful countryside and the Macclesfield Canal are just moments away, and



for commuters the location provides convenient access to nearby towns as well as the M6 motorway.

This home offers an excellent opportunity for a purchaser to put their own stamp on the property. With good-sized rooms, a beautifully kept garden and a peaceful setting close to Scholar Green, it is ideal for families or couples seeking a calm, relaxing lifestyle.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : Radiator. Doors to deep cloaks cupboard and separate store. Doors to all other rooms.

LOUNGE 19' 9" x 11' 11" (6.02m x 3.64m): PVCu double glazed window. Coving to ceiling. Radiator. Feature fireplace.

DINING KITCHEN 18' 9" x 10' 11" (5.71m x 3.33m): PVCu double glazed window. Fitted with a range of eye level and base units with preparation surface having single drainer stainless steel sink unit inset. Tiled to splashbacks. Built in electric hob. Split level double oven. Wall mounted gas central heating boiler. Radiator. High level PVCu double glazed window to side aspect. Door to:

REAR PORCH 3' 2" x 3' 4" (0.96m x 1.02m): PVCu double glazed window and separate PVCu double glazed door to outside. Tiled floor.

BEDROOM 1 REAR 10' 11" x 9' 5" (3.33m x 2.86m): PVCu double glazed window. Radiator. Fitted double wardrobes.



BEDROOM 2 REAR 11' 11" x 11' 9" (3.64m x 3.58m): PVCu double glazed window. Radiator.

BEDROOM 3 SIDE 6' 9" x 8' 3" (2.07m x 2.51m) max: PVCu double glazed window. Radiator.

BATHROOM : Opaque PVCu double glazed window. Panelled bath. Pedestal wash hand basin having laminated surfaces either side. Fully tiled walls. Radiator. Shaver point. Door to large airing cupboard with cylinder and plumbing for a washing machine.

SEPARATE W.C. : Opaque PVCu double glazed window. Wash hand basin. Low level W.C. Fully tiled walls.

Outside :

FRONT : Low-level boundary wall with attractive evergreen planting and wrought-iron double gates opening onto a driveway that runs the full length of the property. The remainder of the front garden is laid to lawn with a path leading around to the other side of the bungalow.

SIDE : Path to one side. Long driveway terminating at the detached garage.

REAR : Fully enclosed. Patio area leading onto lawn with borders and easy to keep evergreen trees and partly gravel perimeters. Outside tap and lights.

DETACHED GARAGE 17' 7" x 8' 2" (5.36m x 2.49m) internal measurements: Up and over door. Power and light. Opaque PVCu double glazed window to rear aspect.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).



VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV ST7 3BN

Energy performance certificate (EPC)

17 Nursery Road
Scholar Green
STOKE-ON-TRENT
ST7 3BN

Energy rating

D

Valid until:

8 October 2036

Certificate number:

9380-2851-3600-2206-5741

Property type

Detached bungalow

Total floor area

92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

56 D

73 C

39-54

E

21-38

F

1-20

G

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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Passionate about property