



STEPHENSON BROWNE

Cinderhill Lane, Scholar Green, Stoke-On-Trent

ST7 3HX

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Offers Over £325,000

DESCRIPTION

Nestled in the highly desirable village of Scholar Green, this beautifully presented four-bedroom detached dormer bungalow on the sought-after Cinderhill Lane offers the perfect balance of spacious family living, peaceful surroundings, and excellent convenience. Surrounded by picturesque countryside and an abundance of greenery, the property enjoys a tranquil setting whilst remaining within easy reach of a wide range of local amenities. Well-regarded primary and secondary schools are close by, making it an excellent choice for families, while nearby transport links, including the A34, M6 and rail connections from Kidsgrove and Congleton, provide straightforward access to neighbouring towns and cities.

Boasting generous accommodation throughout, this versatile home is sure to appeal to a wide range of buyers. The welcoming entrance hallway leads through to a bright and spacious front lounge, a well-appointed kitchen, the principal bedroom, and a contemporary shower room, offering flexible ground floor living. Upstairs, three further well-proportioned bedrooms are complemented by the main family bathroom, providing ample



space for growing families, guests or those working from home.

Externally, the property continues to impress. To the front, a generous tarmac driveway provides ample off-road parking and leads to the attached garage, while gated side access guides you to the private rear garden. The garden features two paved patio areas ideal for outdoor dining and entertaining, one of which enjoys direct access to the garage. Steps rise to a tiered lawn, where an additional seating area provides the perfect vantage point to admire the garden and surrounding greenery. With full access around the rear of the property, this delightful outdoor space offers both practicality and privacy, creating a wonderful setting to relax and enjoy throughout the seasons.



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.

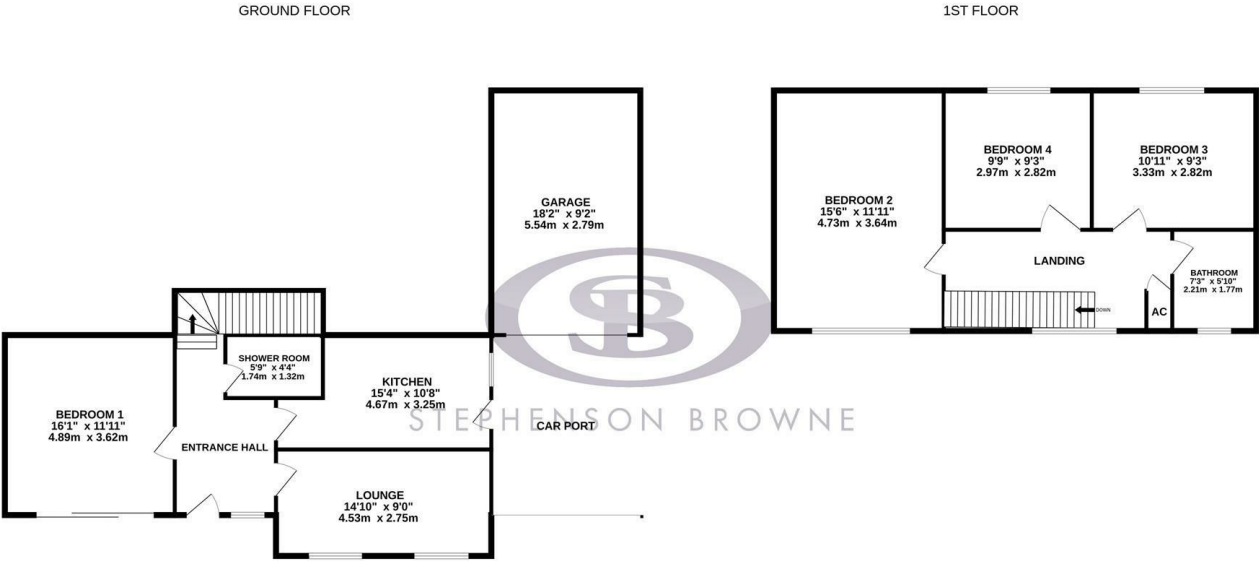
AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floorplans



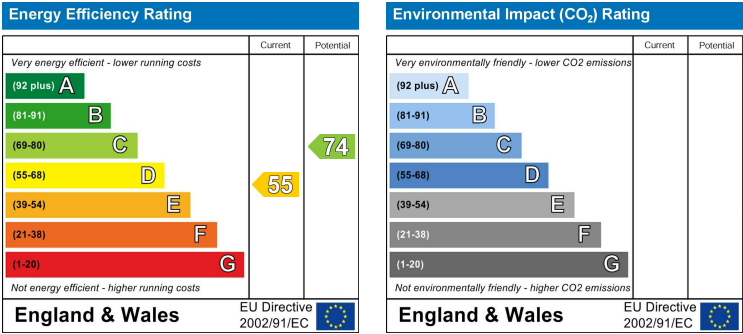
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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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