

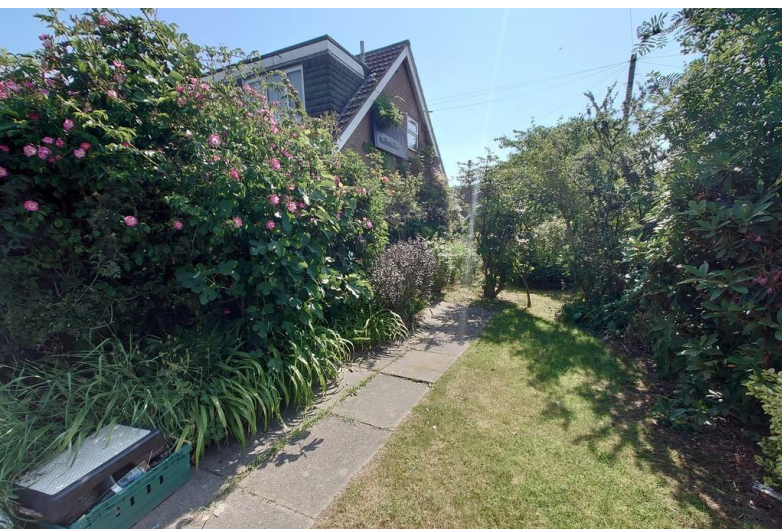


Grays Close

Scholar Green, ST7 3LU

- SEMI DETACHED RESIDENCE
- WELL REGARDED LOCATION
- CORNER PLOT, SEMI RURAL
- POTENTIAL TO EXTEND (subject to consent)
- HALL, CLOAKS/W.C/WET ROOM
- LOUNGE, DINING ROOM, KITCHEN
- THREE BEDROOMS & BATHROOM
- LANDSCAPED GARDENS

£214,500





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a spacious semi detached dormer style house located within this well regarded quiet location within a good sized corner landscaped garden plot with potential for room to extend subject to consent, comprising hall, wet room/cloaks/w.c good sized lounge, dining room, rear sun room, kitchen, three bedrooms, a first floor bathroom, storage to the eaves. UPVC double glazing, gas central heating, installed & owned solar panels for the hot water and electric feed in. A landscaped front garden, extensive side garden area, driveway, sectional garage, an enclosed rear garden area. The property is within easy access to lots of amenities in to Cheshire and Staffordshire with road and rail links close by. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav for postcode ST7 3LU and the property can be found on the left hand side



ENTRANCE PORCH

Upvc double glazed, tiled floor.

ENTRANCE HALL

Staircase to the first floor, radiator, understairs store area.

CLOAKS/W.C/WET ROOM

Tiled walls and floor, electric shower, extractor fan, wash hand basin, low level w.c, window to the side.

KITCHEN

11' 4" x 9' 0" (3.45m x 2.74m)

With fitted base and wall units, work surfaces, single drainer sink, tiled floor, window to the rear, serving hatch, external rear access door, radiator. Spaces for appliances.



LOUNGE

15' 11" x 9' 0" (4.85m x 2.74m)

With a large bow window to the front with Mow Cop castle on the horizon. Fireplace and surround over. Client informs us it may be possible to use the chimney for a wood stove etc. Fitted shelves and cabinet beneath. Timber flooring.

DINING ROOM

10' 10" x 8' 3" (3.3m x 2.51m)

Radiator, fitted shelves and cupboards. Timber flooring. Doors to:



SUN PORCH

Just off the dining room, timber construction, tiled floor.

FIRST FLOOR LANDING

With store off to the eaves with hot water cylinder, store cupboard off.

BEDROOM ONE

11' 0" x 10'7 (3.35m x 2.64m)

Window to the rear, radiator, fitted wardrobes.

BEDROOM TWO

11 x 10'7

Fitted wardrobes, radiator, window with a view towards Mow Cop.

BEDROOM THREE

9' 3" x 7' 5" (2.82m x 2.26m)

Window to the rear, fitted wardrobes. Store cupboard.

BATHROOM

Inset 3/4 bath, low level w.c, wash hand basin, electric over bath shower attachment, splash back tiling to the side, radiator.





EXTERNALLY

FRONT GARDEN

A landscaped front garden laid to lawn, shrub borders. A paved path way, mature trees to the frontage

SIDE GARDEN

Laid to lawn with shrub borders, a raised central border. A paved pathway to the driveway potential to extend the house or the parking subject to consent.

REAR GARDEN

With shrub borders and trees, paved pathways, attracting afternoon sun. Cold water tap.

GARAGE/OUTBUILDING

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

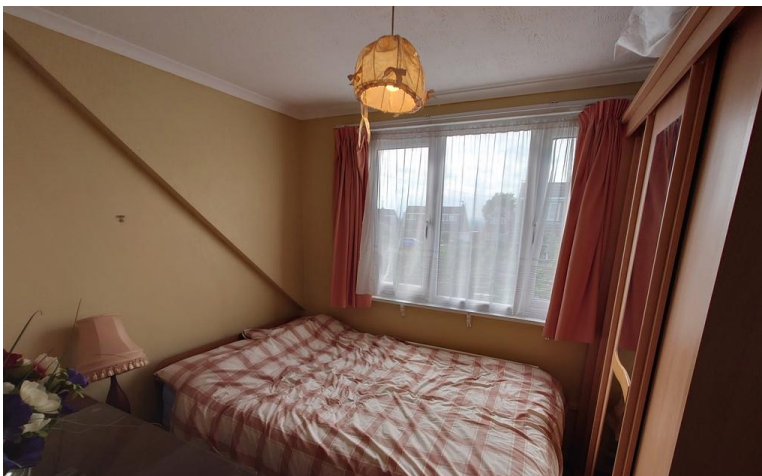
VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Cheshire East Council.

COUNCIL TAX BAND C





EPC RATING (PDF available online)
Current: 52E Potential: 84B







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements