



**Foundry Lane**  
**Scholar Green, ST7 3JU**

- DETACHED RESIDENCE
- SEMI RURAL LOCATION
- NO CHAIN
- HALL, LOUNGE, OFFICE, KITCHEN/DINING ROOM
- ATTACHED CONSERVATORY/GARDEN ROOM
- FOUR BEDROOMS, ENSUITE & BATHROOM
- UPVC D/G, GAS C/H (NOT TESTED)
- CONVENIENT LOCATION

**£450,000**







## Property Description

### INTRO

A detached residence within the semi rural location of Scholar Green situated long side the Macclesfield Canal & within a good sized paddock of land. No chain. The property comprises entrance hall, a kitchen/dining room, attached conservatory, lounge, office, four bedrooms, ensuite & a bathroom. Externally a driveway, brick garage, rear garden. A paddock land is located to the rear of the property. Double glazing & gas central heating. Access is easy to the canal side walks & Cheshire Countryside yet with easy access to all facilities locally & further afield in Alsager, Congleton or Kidsgrove. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 3JU. From Kidsgrove proceed along the A34. Turn right in to Station Road, follow the road and turn right in to Foundry Lane. Proceed along the track and the property can be found on the left hand side, as identified by our for sale sign.







#### ENTRANCE HALL

Entered through a UPVC door. Tiled floor.

#### LOUNGE

12' 9" x 11' 1" (3.89m x 3.38m)

Window to the front and side elevations. Chimney breast with inset. Front access door.

#### FRONT ENTRANCE

Front access door. Staircase to the first floor.

#### KITCHEN/DINER

22' 6" x 11' 10" (6.86m x 3.61m)

Window to the front elevation. A range of wall and base units, inset sink, worksurface. Defined dining area, radiator. Arch to:



#### CONSERVATORY

14' 11" x 11' 10" (4.55m x 3.61m)

Window overlooking the garden and canal. Velux roof windows. French doors to the garden.

#### OFFICE

8' 9" x 5' 9" (2.67m x 1.75m)

Window to the front elevation. Radiator.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

12' 9" x 11' 7" (3.89m x 3.53m)

Window to the front elevation. Under stairs store housing the gas boiler(not tested). Door to:



#### ENSUITE

Shower cubicle, low level W.C, wash hand basin.

#### BEDROOM TWO

12' 10" x 11' 2" (3.91m x 3.4m)

Window to the front elevation. Radiator.



#### BEDROOM THREE

8' 7" x 8' 5" (2.62m x 2.57m)

Window to the side elevation. Radiator.

#### BEDROOM FOUR

10' 1" x 5' 9" (3.07m x 1.75m)

Window to the rear elevation. Radiator.

#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Radiator.



#### EXTERNALLY

#### GARAGE

#### REAR

Laid to lawn with a patio area.

#### PADDOCK

Useful parcel of land included in the sale, plan attached.

#### 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 be 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

Newcastle Borough Council.

#### COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:







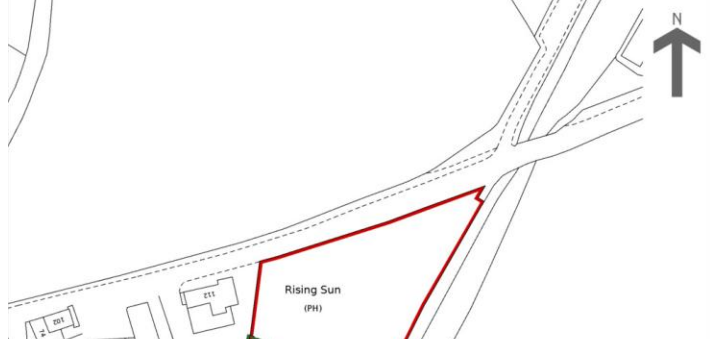


HM Land Registry  
Current title plan

Title number **CH350802**  
Ordnance Survey map reference **SJ8357SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Cheshire East**



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# HM Land Registry Current title plan

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Administrative area **Cheshire East**



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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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 and 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