

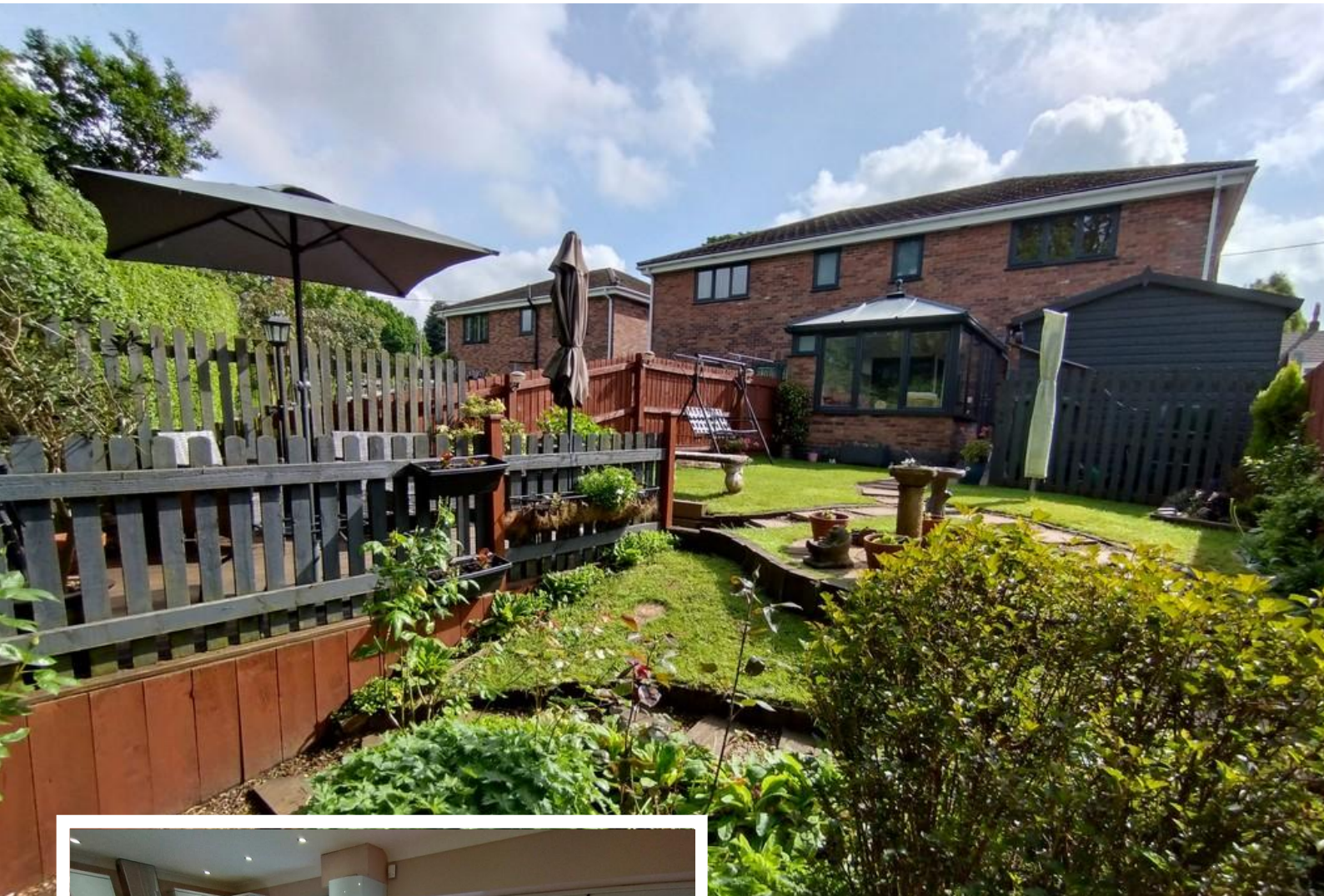


**Mount Pleasant Road**  
**Scholar Green, ST7 3LX**

- BEAUTIFULLY PRESENTED
- SPACIOUS SEMI DET RESIDENCE
- SEMI RURAL LOCATION
- HALL, BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM, UTILITY
- CONSERVATORY TO REAR
- THREE GOOD SIZED BEDROOMS
- ENSUITE & BATHROOM

**Guide Price £290,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented spacious modern semi detached house with great sized rooms of approx 101 Sqm which must be viewed to be fully appreciated, built approx 8 years ago. Comprising entrance hall, cloaks/w.c a bay window lounge with log stove, a family kitchen/dining room with storage, utility, attached conservatory, three great sized bedrooms, ensuite & a family bathroom. Externally parking to the frontage, a beautiful landscaped rear garden area attracting the afternoon sun. Open countryside close by within this semi rural location. UPVC double glazing & combi gas central heating. Viewing imperative! (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 3LX proceed from the A34 and along Spring Bank, the road eventually becomes Mount Pleasant Road and the property can be found on the right hand side as identified by our for sale sign.



#### ENTRANCE HALL

A wide entrance hallway with a composite entrance door, under stairs store area, coving to the ceiling. Under floor heating. Door to;

#### CLOAKS/W.C

Low level W.C wash hand basin, under floor heating.

#### LOUNGE

15' 6" x 11' 10" (4.72m x 3.61m)

A bay window lounge with a feature inset log stove providing extra heating and a focal point, under floor heating.



#### KITCHEN/DINING ROOM

19' 1" x 9' 6" (5.82m x 2.9m)

Comprising a fitted kitchen area with a 1.5 single drainer sink with a mixer tap, built in oven and hob and extractor, under floor heating. Storage cupboards. A defined dining area.

#### UTILITY ROOM

8' 7" x 5' 3" (2.62m x 1.6m)

Comprising base and wall units, worksurfaces, inset sink, space for appliances. External side access door and window. Under floor heating.



#### CONSERVATORY

11' 8" x 8' 6" (3.56m x 2.59m)

A dwarf wall conservatory with UPVC windows over looking the garden. Radiator, Bi folding doors to the kitchen/dining room. External access door to the garden.

#### FIRST FLOOR LANDING

Radiator, access to the loft.

#### BEDROOM ONE

19' 5 reducing to 12'8" x 9' 9" (5.92m x 2.97m)

A large L shaped double bedroom, radiator, window to the front.



#### ENSUITE

Comprising an enclosed shower cubicle, low level W.C, wash hand basin, vanity cabinets, radiator. Window to the side.

#### BEDROOM TWO

11' 8" x 9' 3" (3.56m x 2.82m)

Window to the rear over looking the garden and countryside to the side, radiator.

#### BEDROOM THREE



9' 7" x 8' 10" (2.92m x 2.69 m)  
Window to the front, radiator.

#### BATHROOM

Comprising a panelled bath, over bath shower, low level W.C wash hand basin and vanity cabinet, window to the rear. Radiator.

#### EXTERNALLY

A tarmac driveway provides parking spaces, a paved pathway leads alongside the house.

#### REAR GARDEN

A pleasant landscaped rear garden area with a paved patio area and laid to lawn garden, shrub borders. A meandering pathway leads to through the garden area, all attracting afternoon sun.

#### 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

Cheshire East Council.

COUNCIL TAX BAND C (to be confirmed)





EPC RATING (PDF available online)

Current: Potential:

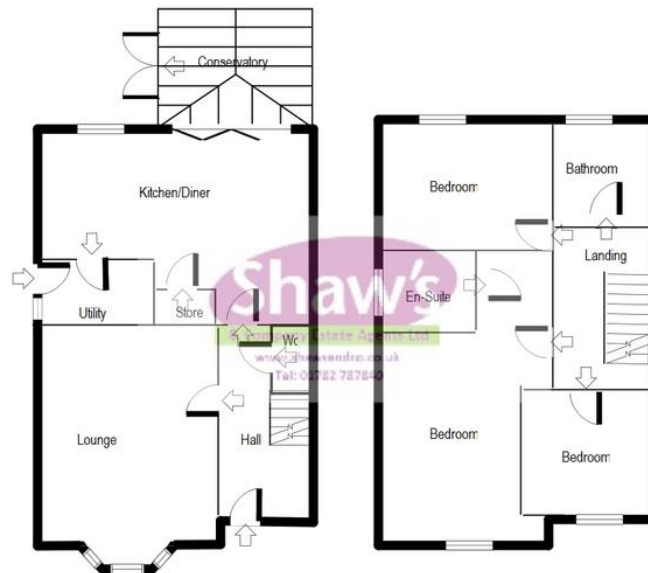




While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such for the prospective purchaser's benefit.  
 The services, systems, appliances, fixtures have not been tested and no guarantee as to their operation or efficiency can be given.  
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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