



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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

8 Mount Pleasant Road

Scholar Green, Stoke-On-Trent, Cheshire ST7 3LX

Selling Price: £194,950

- BRAND NEW HOUSE
- NO CHAIN
- GAS CENTRAL HEATING WITH UNDERFLOOR SYSTEM TO GROUND FLOOR
- PVCu DOUBLE GLAZED WITH BI-FOLD PATIO WINDOWS
- KARNDEAN FLOOR AND CARPETED
- MODERN BATHROOM AND EN SUITE

No Chain

This is a brand new built home which has never been lived in and is complemented with Karndean flooring and new carpets. It has double glazing and gas central heating having an underfloor system on the ground floor and traditional radiators at first floor level. The property has a commendable Energy Performance Rating of "B" indicating that the property is highly heat efficient.

To the front of the property is a tarmac driveway with attractive front door to good size hallway with cloakroom. The lounge is to the front with bay window and Laura Ashley styled wood burning stove set in attractive fireplace.

To the rear of the property is a kitchen/diner with quality units and bi-folding patio window overlooking the Indian stone rear patio and lawn garden. There is a door to a utility room with space for appliances.

To the first floor there is a landing with doors to three bedrooms, the master having an en suite and a separate family bathroom.

Lovely elevated position with views set in a pleasant area on the edge of countryside but also having local facilities to hand.

The accommodation briefly comprises
(all dimensions are approximate)

WEATHER PORCH : Downlighters over composite glass panelled steel framed door to:

HALL : LED downlighters to ceiling. Coving to ceiling. Smoke detector. 13 Amp power points. Security alarm programmer to wall. Central heating programmer. Under floor heating. Karndean flooring. Stairs with new carpet. Doors to kitchen/diner and lounge.

UNDERSTAIRS CLOAKROOM : LED downlighters to ceiling. White suite comprising: low flush w.c., wash hand basin with cantilever mixer tap set in vanity unit. Laminated splashbacks. Extractor fan. Underfloor heating. Karndean flooring.

LOUNGE 16' 6" x 11' 9" (5.03m x 3.58m) Maximum: Coving to ceiling to pendant ceiling lights. PVCu double glazed bay window. Feature fireplace with inset Laura Ashley designed log burner. 13 Amp power points. Television and satellite points. Underfloor heating. New carpet. Central heating programmer.

KITCHEN/DINER 19' 2" x 9' 4" (5.84m x 2.84m): LED downlighters to ceiling. Coving to ceiling. PVCu double glazed window to rear and separate Bi-folding PVCu double glazed patio window to rear garden. 13 Amp power points. Television aerial point. Kitchen units are cream high gloss eye level and base units with granite effect laminated surfaces with one and a half bowl single drainer stainless steel sink with mixer tap. Integrated dishwasher. Gas 4 ring hob with canopy extractor over and oven below. Tiles to splashbacks. Underfloor heating. Karndean floor. Door to walk in pantry/cupboard. Door to utility room.

UTILITY 8' 6" x 5' 2" (2.59m x 1.57m): LED downlighters to ceiling. PVCu door and window to outside. Matching base and eye level units to kitchen with single drainer stainless steel sink with mixer tap. Space for American style fridge/freezer. Space and plumbing for washing machine. Tiles to splashbacks. 13 Amp power points. Central heating programmer.

First Floor :

LANDING : Access to roof space. Coving to ceiling. LED downlighters. 13 Amp power points. Single panel central heating radiator. Doors to principal rooms. Newly carpeted.

BEDROOM 1 FRONT 17' 3" x 11' 9" (5.25m x 3.58m) Maximum: PVCu double glazed window to front aspect. Pendant light fitting and two LED ceiling downlighters. Single panel central heating radiator. 13 Amp power points. Television aerial point. Door to en suite.

EN SUITE : PVCu double glazed opaque window to side aspect. LED downlighters. Extractor fan. Chrome centrally heated towel radiator. White suite comprising: low flush w.c., wash hand basin with mixer monobloc style with vanity unit below and corner shower enclosure with double sliding doors and mains fed shower. Granite effect splashbacks.

BEDROOM 2 FRONT 11' 8" x 10' 8" (3.55m x 3.25m) Maximum: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Newly carpeted floor.

BEDROOM 3 FRONT 8' 11" x 7' 8" (2.72m x 2.34m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Newly carpeted floor.

BATHROOM 7' 1" x 5' 7" (2.16m x 1.70m): Opaque PVCu double glazed window to rear aspect. LED downlighters to ceiling. Extractor fan. White suite comprising: low flush w.c., pedestal wash hand basin and panelled bath with telephone mixer shower tap with separate square large head shower over and glass shower screen. Chrome centrally heated towel radiator. Partly tiled walls. Vinyl floor covering.

Outside :

FRONT : Tarmac driveway with flower bed near boundary. Wrought iron railings. Path to side leading to rear via a timber gate.

REAR : Fully enclosed by timber fencing with patio area leading onto lawn. Outside light.

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

TENURE : Freehold (subject to solicitors' verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: tbc

DIRECTIONS: Proceed out of Congleton on the A34 (Newcastle Road) and upon entering Scholar Green turn left into Stonechair Lane, continuing to the end of the road and turning left into Station Road which becomes the Bank and then Mount Pleasant Road. The property will be found on the right hand side.

