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ESTATE AGENTS & LETTINGS
Bob Gutteridge

64 Cinderhill Lane, Scholar Green, Stoke-On-Trent, ST7 3HR







Freehold £174,950

Bob Gutteridge Estate Agents are delighted to bring to the market this charming and characterful cottage, situated in the heart of Scholar Green. Enjoying a semi-rural setting, the property is ideally positioned for those who appreciate open countryside, pleasant canal-side walks and the charm of village living. This delightful period home has been significantly improved by the current owners over recent years, successfully retaining its traditional character and charm whilst incorporating a range of modern-day comforts. The property benefits from Upvc double glazing, together with gas combination central heating. In brief, the accommodation comprises storm porch and a characterful lounge featuring quarry-tiled flooring and a focal log burner, leading through to a beautiful country-style fitted kitchen. To the first floor are two bedrooms, with the second bedroom currently utilised as a dressing room, together with access to a loft space providing useful additional storage or potential for further use, subject to the necessary permissions and consents. Externally, the property benefits from a foregarden providing off-road parking for one vehicle. To the rear is an enclosed yard, together with access to a detached brick-built store which offers useful storage and scope for prospective purchasers to adapt to suit their individual requirements.

Combining period charm, thoughtful improvements and a desirable village setting, this beautifully presented cottage would make an ideal purchase for first-time buyers or those looking to downsize and enjoy a more relaxed lifestyle.

Internal inspection is considered ESSENTIAL to fully appreciate the character, presentation and location this delightful home has to offer.

STORM PORCH 1.19m x 0.74m (3'11" x 2'5")

With Upvc double-glazed composite front access door, Upvc double-glazed window to side, wall-mounted light fitting and quarry tiled flooring.

LOUNGE 3.94m x 3.43m (12'11" x 11'3")

With Upvc double-glazed sash window to front, pendant light fitting, double panelled radiator, feature log burner, power points, quarry tiled flooring and door leading off to;







FITTED KITCHEN / DINER 3.28m x 2.95m (10'9" x 9'8")
With Upvc double-glazed window to rear, pendant light fitting, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, square-edged wood-effect worktop, Belfast sink unit, space for oven with extractor hood above, integrated fridge freezer, integrated dishwasher, ceramic splashback tiling, quarry tiled flooring, power points, stairs to first floor and door leading off to;







REAR LOBBY 1.60m x 0.86m (5'3" x 2'10")
With Upvc composite double-glazed rear access door, Upvc double-glazed windows to side and rear aspects, plumbing for automatic washing machine, space for condenser dryer, power points and ceramic tile flooring.



FIRST FLOOR LANDING 2.69m x 0.91m (8'10" x 3'0")
With pendant light fitting, spotlight fitting, smoke alarm, single panelled radiator, wood-effect laminate flooring and doors leading off to;



BEDROOM (FRONT) 3.94m x 3.38m (12'11" x 11'1")
With Upvc double-glazed sash-style window to front, pendant light fitting, double panelled radiator, decorative picture rail, wood-effect laminate flooring and power points.







DRESSING ROOM 2.46m x 1.09m maximum (8'1" x 3'7" maximum)
With Upvc double-glazed window to rear, two spotlight fittings, single panelled radiator, wood-effect laminate flooring, built-in wardrobes providing ample domestic storage space, a Glow-worm gas combination boiler providing the domestic hot water and heating systems and stairs leading off to;





FIRST FLOOR BATHROOM 3.35m x 1.37m maximum (11'0" x 4'6" maximum)

With Upvc double-glazed frosted window to rear, three-lamp spotlight fitting, column radiator with integrated towel rail, a white suite comprising low-level dual-flush WC, hand wash basin with taps above and panelled bath unit with mixer tap and separate hair attachment, ceramic splashback tiling, wood-effect laminate flooring and built-in storage cupboard providing ample domestic storage space.





LOFT SPACE - USED AS SECOND BEDROOM 3.56m x 2.31m (11'8" x 7'7")

With timber double-glazed Velux window to rear, smoke alarm, two-lamp wall-mounted light fitting, wood-effect laminate flooring, power point and access to under-eaves storage.





EXTERNALLY

FORE GARDEN

Bounded by timber fencing with stone paving, stone chippings and cobbled paving and a wall-mounted light fitting.





ENCLOSED REAR YARD

Bounded by timber fencing and garden brick walls, with stone paving and patio area providing ample domestic patio and sitting space.





DETACHED BRICK-BUILT STORE 4.42m x 1.70m (14'6" x 5'7")

Providing ample domestic storage space.

MACCLESFIELD CANAL PATH

In addition to the properties own outdoor space, this location offers easy access to local green spaces and is only two minutes walk away from the Macclesfield Canal Path, providing ample opportunity to enjoy the Cheshire countryside.





COUNCIL TAX

Band 'B' amount payable to Cheshire East Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

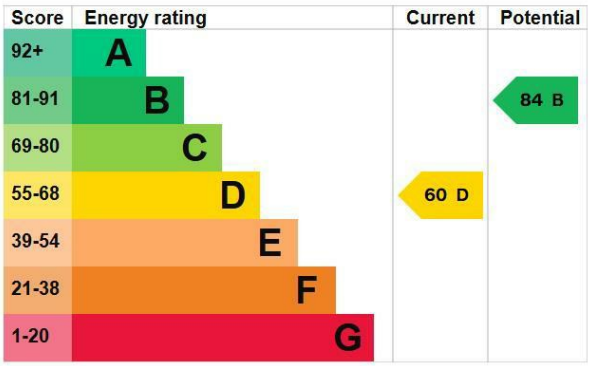
Cinderhill Lane, Stoke-on-trent



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

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