



Total Area: 93.0 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



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.

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Lyndon, Bleeding Wolf Lane,

Scholar Green, Stoke-On-Trent,
Staffordshire ST7 3BH

£325,000

- TRADITIONAL 2 - 3 BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- PVCu DOUBLE GLAZING. GAS CENTRAL HEATING
- MODERNISATION REQUIRED
- MASSES OF OPPORTUNITY TO ADD SIGNIFICANT VALUE
- POTENTIAL TO EXTEND INTO THE ROOF SPACE (subject to P.P.)
- DRIVEWAY & MATURE GARDENS
- SITUATED IN THE VILLAGE OF SCHOLAR GREEN

BURSTING WITH HUGE POSSIBILITIES
TRADITIONAL 2/3 BEDROOM BUNGALOW WITH MASSES OF OPPORTUNITY
POTENTIAL TO EXTEND INTO THE ROOF SPACE TO CREATE A MASTER SUITE (subject to consents)
MODERNISATION REQUIRED
PRIME LOCALITY

Such a unique opportunity to capture a SCHOLAR GREEN located, attractive and traditional property which perches amidst a very generous plot. Huge potential to add SIGNIFICANT VALUE, and transform this charming bungalow into something quite special. You'll be immediately impressed with the established gardens surrounding, and it soon becomes apparent the property is bursting with potential, ready to be unlocked.. Don't just take our word for it, take the opportunity to view our NEW INTERACTIVE 360 DEGREE ONLINE TOUR....you will be impressed.

Reception hall, sitting room, dining room, kitchen, store room/office or bedroom 3, TWO DOUBLE BEDROOMS and bathroom. Driveway and mature gardens. PVCu double glazing. Gas central heating.

Situated in the village of Scholar Green, with a traditional thatched roof public house



adjacent, the property lies 10 miles north of the centre of Stoke, and 6 miles south of Congleton on the A34. There is easy access to the M6 motorway, and main arterial routes to Manchester Airport are easily accessible by road, with Kidsgrove and Congleton railway station within easy reach providing nationwide rail links and frequent expresses to London.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Open storm porch. PVCu double glazed door to:

HALL 13' 9" x 6' 0" (4.19m x 1.83m): Single panel central heating radiator. 13 Amp power points. Double cloaks cupboard. Deep recessed store cupboard.

LOUNGE 15' 0" x 12' 3" (4.57m x 3.73m): PVCu double glazed window to front aspect. Coving to ceiling. Feature fireplace (gas connection available) with slate hearth and stone surround. Double panel central heating radiator. 13 Amp power points. TV point.

DINING ROOM 12' 0" x 11' 2" (3.65m x 3.40m): PVCu double glazed windows to front aspect. Coving to ceiling. Feature cast iron fireplace (gas connection available) with marble hearth. Single panel central heating radiator. 13 Amp power points.

KITCHEN 12' 2" x 9' 0" (3.71m x 2.74m): Dual aspect PVCu double glazed windows. Single panel central heating radiator. Traditional eye level and base units with beech effect preparation surfaces, with double drainer sink unit inset. Slot in electric cooker. Space for fridge freezer. Single



panel central heating radiator. 13 Amp power points. Space and plumbing for washing machine. Door to rear porch with original tile floor and door to outside. Recessed store cupboard.

STORE/OFFICE/BEDROOM 3 8' 10" x 7' 6" (2.69m x 2.28m): Dual aspect PVCu double glazed windows. Single panel central heating radiator. 13 Amp power points.

BEDROOM 1 REAR 11' 10" x 11' 3" (3.60m x 3.43m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 12' 10" x 11' 3" (3.91m x 3.43m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 10" x 5' 5" (2.69m x 1.65m): PVCu double glazed window to rear aspect. Coloured suite comprising: Low level W.C., pedestal wash hand basin, bidet and panelled bath with bath/shower mixer. Single panel central heating radiator. Fully tiled walls. Access to roof space.

ROOF SPACE 20' 0" x 30' 0" (6.09m x 9.14m): Housing a Main gas combi boiler.

Outside :

FRONT : Driveway providing off road parking. Extensive front lawns with established flower borders.

REAR : Concrete laid perimeter pathway. Lawned gardens with established boundary hedgerow. Access to front via both sides.

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

TENURE : Freehold (subject to solicitor's verification).



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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV ST7 3BH

Energy performance certificate (EPC)

Lyndon
Bleeding Wolf Lane
Scholar Green
STOKE-ON-TRENT
ST7 3BH

Energy rating

D

Valid until:

25 April 2034

Certificate number:

4700-7468-0022-2328-3443

Property type

Detached bungalow

Total floor area

93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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