



**12 Chapel Street**  
Mow Cop, ST7 4NT

- AN END TOWN HOUSE/COTTAGE
- SET IN LANDSCAPED GARDENS
- DRIVEWAY PROVIDES PARKING SPACES
- UPVC D/G, GCH NO CHAIN
- LOUNGE, BREAKFAST KITCHEN
- TWO BEDROOMS & BATHROOM
- POTENTIAL TO RE LOCATE THE BATHROOM
- & CREATE A THIRD BEDROOM

**£149,995**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale an nice opportunity to acquire a two bedroom cottage set within landscaped gardens to the front & rear. The property is within semi rural location of Mount Pleasant Mow Cop, comprising, lounge, breakfast kitchen, rear hallway, two bedrooms, a first floor bathroom, (which could convert to a bedroom) landing area which may make room for a shower room. A driveway provides parking spaces. Access is easy to the A34 & A500 making easy access to the nearby towns & Cities. No chain. UPVC double glazing & gas central heating. Viewing imperative without delay! (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4NT upon entering the village the property can be found on the right hand side as identified by our For Sale Sign,

### LOUNGE

12' 9" x 11' 4" (3.89m x 3.45m) Upvc front entrance door,







radiator, fitted gas fire and hearth, window to the front.  
Door to:

#### BREAKFAST KITCHEN

8' 6" x 8' 9" (2.61m x 2.69m) Fitted base unit and inset sink, wall mounted Baxi 600 gas boiler, radiator downstairs store area.

#### REAR HALL

Upvc part glazed rear access door, staircase to the first floor, radiator.

#### FIRST FLOOR LANDING

Radiator with potential area for a shower room area.



#### BEDROOM ONE

11' 6" x 10' 0" (3.51m x 3.05m) Window to the front, radiator.

#### BEDROOM TWO

9' 6" x 6' 0" (2.9m x 1.83m) Wardrobe Recess Window to the front, radiator.

#### BATHROOM

Comprising a panelled bath, low level w.c, wash hand basin. Enclosed shower cubicle, radiator. Potential to convert to form a bedroom.



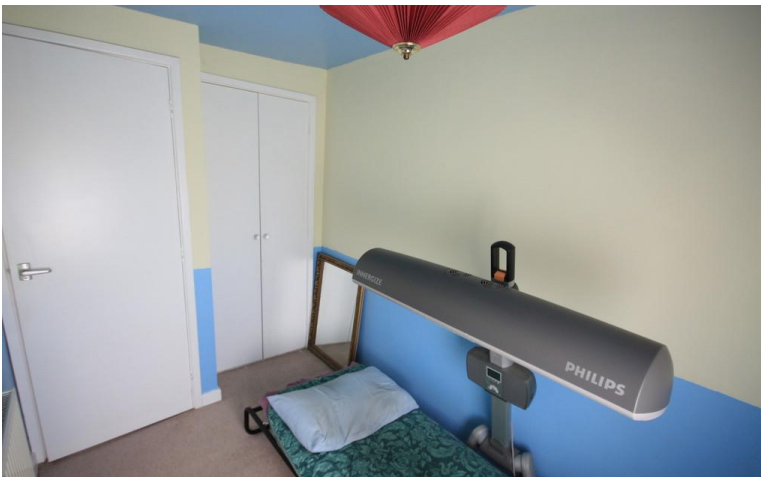
#### EXTERNALLY

##### DRIVEWAY

A driveway provides parking spaces, a paved pathway leads along the garden. A good sized laid to lawn garden, shrub borders. A pleasant garden area set back from the road. A pathway leads alongside the house with a shrub border.

##### REAR GARDEN

A pleasant landscaped garden with Astro turf area. Making a nice rear garden to the cottage.

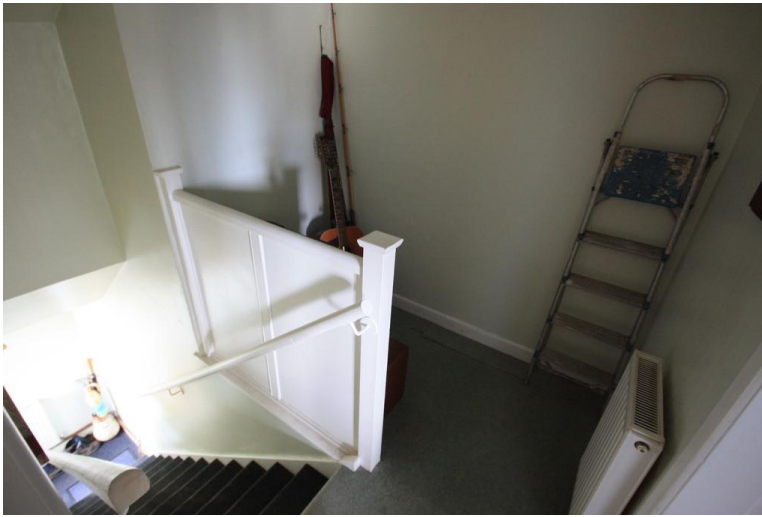


#### VIEWING ARRANGEMENTS

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 Borough

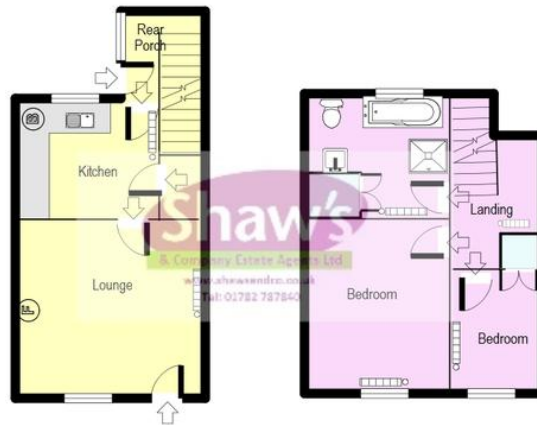
#### EPC RATING (PDF available online)

Current: Potential:









Whilst every attempt 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 by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder

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 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