



10 Primitive Street
Mow Cop, ST7 3NH

- SEMI DETACHED COTTAGE
- BEAUTIFULLY PRESENTED
- REFURBISHED THROUGHOUT
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- USEFUL LOFT AREA
- UPVC D/G & GCH

£185,000





Property Description

INTRO

WOW! Bring Me Sunshine! Shaw's & Co are delighted to offer For Sale a beautifully presented & updated semi detached cottage within a semi rural location & far reaching views! The property now has the benefit of a loft area with velux window, two double bedrooms, two reception rooms, a breakfast kitchen, ground white floor bathroom with shower. Externally a forecourt to the front, side access to the rear garden which attracts the afternoon sun & a glimpse of Mow Cop Castle nearby. A double width driveway provides parking spaces. UPVC double glazing & gas central heating are installed. The property benefits from a past complete refurbishment & is a lovely home which must be viewed to be fully appreciated without delay!

DIRECTIONS

Please follow Sat Nav for postcode ST7 3NH from High Street the property can be found on the left hand side as identified by our For Sale Sign.



LOUNGE

13' 8" x 12' 0" (4.17m x 3.66m) Upvc window to front aspect, radiator. Cast iron solid fuel stove set within the recessed stone feature fireplace on a slate hearth, walnut effect floor, stairs to the first floor. UPVC front entrance door.

DINING ROOM

12' 0" x 11' 1" (3.66m x 3.38m) Two Upvc windows to the side aspect, radiator. Recessed Inglenook with oak effect mantel, tiled floor.

KITCHEN

10' 8" x 10' 6" (3.25m x 3.2m) Upvc double glazed window to side aspect. Extensive range of light oak eye level and base units with black granite work surfaces with composite single drainer sink unit. Built in 4 ring induction hob with electric oven/grill below with integrated extractor hood over. Matt finished limestone effect tiles to splashbacks. Integrated fridge and freezer, space and plumbing for dishwasher. Single panel central heating radiator. Natural slate tiled floor. Timber panelled door with glazed upper panels to side.



BATHROOM

10' 1" x 6' 5" (3.07m x 1.96m) Upvc window to side aspect, radiator. Modern white suite comprising low level w.c., pedestal wash hand basin and panelled bath. Separate shower cubicle with mains shower. Chrome heated towel radiator. Natural slate tiled floor.



FIRST FLOOR LANDING

Window to the side, with far reaching views over the Cheshire Plain.

BEDROOM ONE

12' x 11' 1" (3.66m x 3.38m) Window to the rear, radiator. Cupboard housing wall mounted gas central heating boiler, airing cupboard with lagged hot water cylinder. Access to loft via retractable ladder, partially boarded.

BEDROOM TWO

12' x 10' 6" (3.66m x 3.2m) Window to the front, radiator. Staircase to the loft area.



LOFT AREA

11' 2" x 10' 7" (3.4m x 3.23m) approx A recently formed loft room with velux window. Sloping ceilings. A useful area for an office or games area.

EXTERNALLY

FRONTAGE



An Indian stone paved forecourt, with paved pathway to the side and leading to the rear, with vehicle access to the garage.

SIDE

An Indian stone laid terrace making it an ideal seating area with views over the Cheshire Plain. Cold water tap. Gated access to front.

REAR

Extensive timber decked terrace, elevated to allow the rooftop views and towards the Cheshire Plain, with the other direction being views towards Mow Cop. A lovely outside space and garden.



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 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.

EPC RATING (PDF available online)

Current: Potential:





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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