



8 Fords Lane
Mow Cop, ST7 4NG

- A SEMI RURAL LOCATION
- BEAUTIFULLY PRESENTED
- END TOWN HOUSE/COTTAGE
- COUNTRYSIDE CLOSE BY
- NO CHAIN
- UPVC D/G, GAS C/HEATING
- LOUNGE, KITCHEN/DINING ROOM
- TWO BEDROOMS, FIRST FLOOR BATHROOM

£155,000





Property Description

INTRO A place in The Country? This lovely residence is offering a brilliant opportunity to reside within this semi rural location with plenty of countryside nearby yet all facilities nearby! Viewing imperative to appreciate this beautiful residence comprising, hall, lounge, kitchen/dining room, utility, two bedrooms, a spacious first floor bathroom. A courtyard area to the rear. UPVC double glazing & gas central heating. Unofficial parking. The property is located within Mow Cop & is an ideal first buy or to down size. Viewing essential without delay!

DIRECTIONS Please follow Sat Nav with postcode ST7 4NG. Proceeding along Fords Lane, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL Entered through a UPVC door with upper glazed panel. Staircase to the first floor. Door to:

LOUNGE 13' 4" x 10' 11" (4.06m x 3.33m) Windows to both the side and rear elevations. Chimney breast with wood burning stove. Laminate flooring. Radiator.



KITCHEN/BREAKFAST ROOM 13' x 10' (3.96m x 3.05m) A large window to the front elevation. A range of wall and base units, double stainless steel sink, stainless steel worksurface with fitted oven and hob. Splash back tiling to the walls. Defined dining area. Tiled floor, radiator. Concealed Baxi combi gas boiler. Door to the understairs store area and cellar.

UTILITY ROOM 8' 8" x 4' 5" (2.64m x 1.35m) Fitted base units, worksurface above. Door giving access to the rear of the property.

FIRST FLOOR LANDING Window to the rear elevation. Doors to:

BEDROOM ONE 12' 10" x 10' 11" (3.91m x 3.33m) Window to both the front and side elevation. Radiator.

BEDROOM TWO 9' 1" x 8' 8" (2.77m x 2.64m) Window to the front elevation. Over stairs store. Radiator.

BATHROOM 13' x 5' 6" (3.96m x 1.68m) The suite comprises, panelled bath, low level W.C, wash hand basin. Splash back tiling. Towel radiator. Extractor fan. Spotlights to the ceiling.



EXTERNALLY

REAR Enclosed courtyard off the lane with timber gates making a private enclosed patio area. The vendor has previously used this area as a parking space. There is also an unofficial area in which the vendor currently parks. Cold water tap.

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

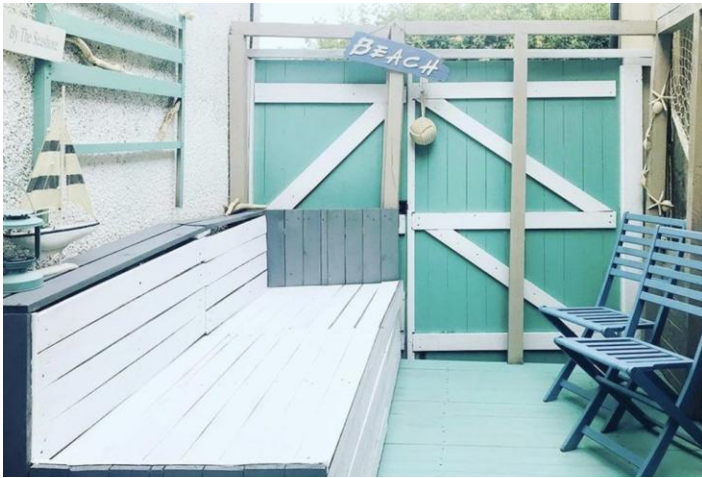
Newcastle Borough Council.

EPC RATING (PDF available online)

Current: 61D Potential: 85B







While every effort has been made to ensure the accuracy of the floor plan, we cannot be held responsible for errors, omissions, or any other discrepancies. The information is provided for your reference only and should not be used as a basis for any financial or legal decisions. The information is provided for your reference only and should not be used as a basis for any financial or legal decisions. The information is provided for your reference only and should not be used as a basis for any financial or legal decisions.







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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
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