



109 Top Station Road
Mow Cop, ST7 3NY

- A UNIQUE OPPORTUNITY
- CLOSE TO MOW COP CASTLE
- A STUNNING RENOVATION THROUGHOUT
- DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- PANORAMIC VIEWS
- NEWLY BUILT GARAGE
- LARGE DRIVEWAY & GARDENS

£415,000





Property Description

INTRO

Destination Altitude! At Top Station Road! Offers considered for this stunning refurbished & surprisingly spacious extended detached bungalow, ideal for families, within a corner plot & far reaching views - Which has to be viewed to be fully appreciated! Comprising hallway, lounge, stunning extended updated kitchen/dining room inc appliances & French doors, two ground floor bedrooms with fitted wardrobes, ground floor white bathroom & over shower. The jewel is the master bedroom with Panoramic views over 3 counties! A lovely ensuite shower room. The property is located within a corner plot & detached new brick garage, driveway and turning space, railings and patio area. A landscaped patio & lawn rear garden, with Mow Cop Castle hovering over. UPVC new double glazing & gas central heating. Located within the lovely sought after village of Mow Cop with easy access to all amenities & road links to the A34/A500. Viewing imperative without delay!

HALLWAY



14' 6" x 7' 0" (4.42m x 2.13m) Entered through a composite door with glazed panel. Electric consumer unit. Wiring for alarm. Tiled floor. Radiator. Doors to:

LOUNGE

12' 5" x 10' 10" (3.78m x 3.3m) Bow window to the front elevation with a far reaching view. Tiled hearth with inset electric log burner. Radiator. Eight power points.

BEDROOM TWO

11' 10" x 10' 0" (3.61m x 3.05m) Window to the front elevation. Built in full height wardrobe. Radiator. Six power points.



BEDROOM THREE

11' 8" x 9' 9" (3.56m x 2.97m) Window to the side elevation. Built in full height wardrobe. Radiator. Nine Power points.

INNER HALLWAY

Doors to kitchen and first floor, turn and flight staircase to the first floor with velux window

KITCHEN/DINER

13' 7" x 13' 3" (4.14m x 4.04m) Window and French doors to the rear elevation. A new installed comprehensive range of wall and base units, bowl and a half sink unit with mixer tap, stylish worksurface over with matching upstand. Built in fridge, freezer, slimline dishwasher, double oven, hob with extractor over. Tiled floor. Radiator. Under wall cupboard lighting. Fifteen power points.



BATHROOM

7' 9" x 7' 0" (2.36m x 2.13m) Window to the side elevation. Panelled bath with electric shower over, shower screen. Low level W.C, wash hand basin with mixer tap. Extractor fan. Chrome towel radiator.

BEDROOM ONE FIRST FLOOR

26' 3" x 13' 0" (8m x 0m) Large window to the side elevation giving far reaching views over the Cheshire plain and beyond. Eaves storage cupboard. Door to:

ENSUITE

Velux window. Enclosed shower cubicle. Vanity wash hand basin with mixer tap, low level W.C. Extractor fan. Splash back tiling to the walls, tiled floor.

EXTERNALLY

FRONTAGE

Large gravelled stone drive with parking for several vehicles. Lawned area. Steps lead to a patio area and the





entrance door.

GARAGE

18' 0" x 11' 0" (5.49m x 3.35m) Roller shutter door. Window and door to the side elevation. Electric light and power.

REAR GARDEN

Enclosed by fencing. Laid to lawn with shrub borders. Indian stone patio area, Mow Cop Castle is close by, and can be seen from the back garden through the shrubbery.

ADDITIONAL NOTES

The property has been thoroughly renovated throughout, inside and out. UPVC double glazing, and gas central heating from a new combi boiler. Outside work is ongoing which will be finished off before completion. The property benefits from wiring being ready to fit an alarm system, or CCTV system. On the doorstep to the popular Mow Cop Castle.

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. An employee of Shaw's & Co has an interest in the property. 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

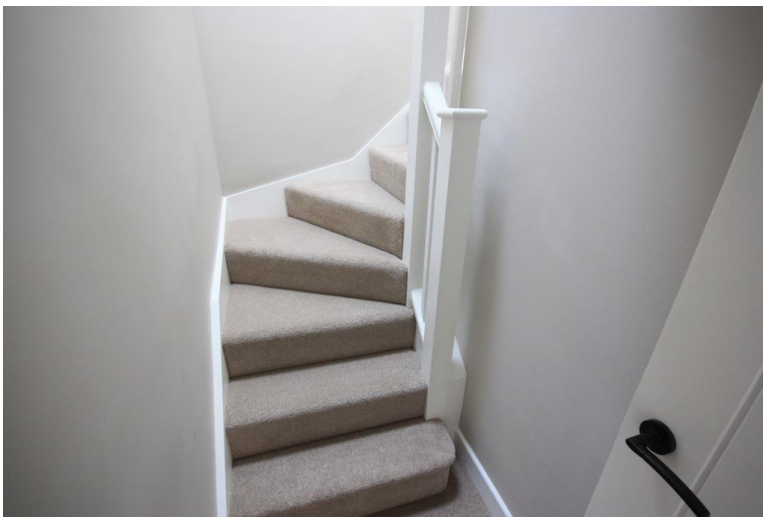
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

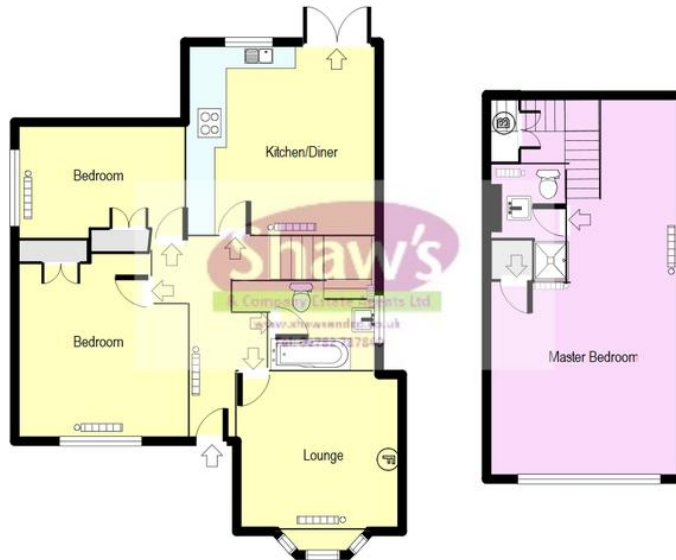




LOCAL AUTHORITY
Cheshire East Council.

EPC RATING (PDF available online)
Current: 58D Potential: 83B





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

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