



44 Mow Cop Road
Mow Cop, ST7 4NA

- DETACHED BUNGALOW
- EXTENDED TO THE REAR
- NO CHAIN
- PORCH, HALL, LOUNGE
- 18' KITCHEN, UTILITY
- CONSERVATORY TO REAR
- DRIVEWAY & 30' GARAGE
- UPVC D/G GCH

£229,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale an extended detached bungalow comprising, hall, 18' breakfast kitchen, utility, office, conservatory to rear, lounge to the front with a far reaching view, two double bedrooms, a shower room. Attached 29' garage/carport. UPVC double glazing & gas central heating are installed. A driveway provides parking spaces to side and front. A garden area to the side and a tiered rear garden. The property is within easy access to daily facilities and excellent road links to the nearby towns & is within the very popular semi rural Mow Cop area. Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4NA from Dales Green the property can be found on the left hand side as identified by our For Sale sign

ENTRANCE PORCH

UPVC double glazed entrance porch.





ENTRANCE HALL

Radiator, doors to the lounge, bedrooms, shower room and kitchen.

LOUNGE

13' 10" x 12' 5" (4.22m x 3.78m) A bow window to the front with a far reaching view, radiator, fireplace and inset fire.

KITCHEN

17' 11" x 9' 2 max" (5.46m x 2.79m) Comprising fitted base and wall units, work surfaces, single drainer sink, built in double oven and hob. Tiled floor. Radiator, window to the rear.



UTILITY ROOM

11' x 6' 4" (3.35m x 1.93m) Fitted base and wall units, single drainer sink. Tiled floor. Window to the side, UPVC external entrance door to the rear plus another entrance door to the carport/garage. Door to;

DINING AREA/OFFICE

9' 3" x 6' 6" (2.82m x 1.98m) UPVC window to the rear, radiator. Square arch to;

CONSERVATORY

16' 9" x 9' 4" (5.11m x 2.84m) UPVC double glazed windows, dwarf wall construction.



BEDROOM ONE

10' 11" x 10' 10" (3.33m x 3.3m) Window to the front, radiator, fitted wardrobes.

BEDROOM TWO

12' 10" x 10' 11" (3.91m x 3.33m) Window to the rear, radiator.

SHOWER ROOM

8' x 6' 9" (2.44m x 2.06m) Comprising an enclosed shower cubicle, low level W.C wash hand basin, tiled walls, window to the side. Worcester gas boiler. Radiator.



ATTACHED CARPORT/GARAGE

29' 5" x 8' 7 reducing to 7'9" (8.97m x 2.62m) Electronic roll up front door, window to the side. Door to the utility room.

EXTERNALLY

A driveway provides parking for vehicles and a parking space to the frontage, access to the carport/garage. Shrub borders to the side of the house. A pathway leads to the rear garden.



REAR GARDEN

A paved patio area and steps up to a higher tier laid to lawn garden area.

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

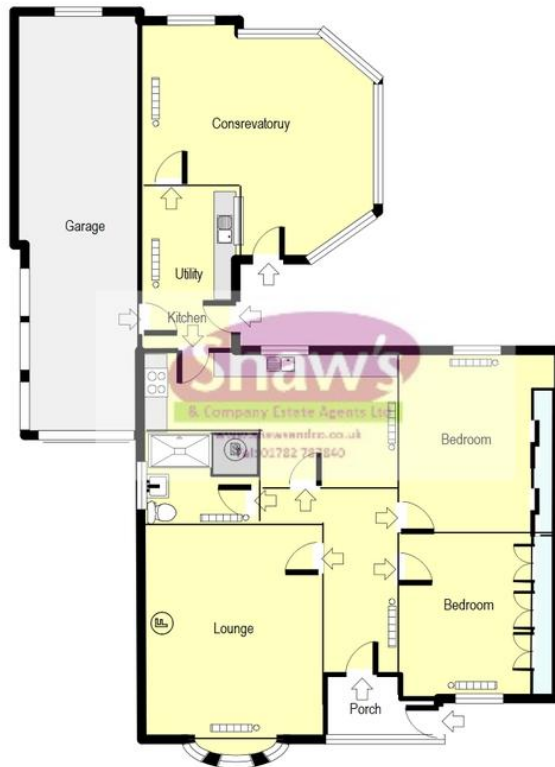
Newcastle Borough Council.

EPC RATING (PDF available online)

Current: 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

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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 and 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