



**7 Moorland Road**  
**Mow Cop, ST7 4LT**

- A LOVLEY SEMI DETACHED HOUSE
- UPDATED THROUGHOUT
- WITH FAR REACHING VIEW TO REAR
- HALL, DINING ROOM, LOUNGE
- UPDATED KITCHEN & WHITE BATHROOM
- UPVC D/G, COMBI GCH
- PARKING, LAWN GARDENS
- NO CHAIN

**Offers In Region Of £179,995**





## Property Description

### INTRO

Buyer alert! A stunning semi detached house offered For Sale offering a brilliant opportunity to acquire this updated residence which must be viewed to be fully appreciated internally and externally the far reaching view to the rear, adjoining open countryside. This lovely house comprises hallway, lounge with living flame gas fire, updated fitted kitchen, three good sized bedrooms, a family white bathroom. Externally parking spaces to the front, lawn gardens & a far reaching view over countryside, The Moorlands & The City over to Newcastle & beyond. UPVC double glazing & combi gas central heating. A lovely home is right here right now for the discerning buyer. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4LT turn off Church Lane and the property can be found on the left hand side.

### ENTRANCE HALL

Composite entrance door and glazed panels, radiator.



Staircase to the first floor, coving to the ceiling, understairs store area, tiled floor. Door to dining room and lounge.

#### LOUNGE

15' 1" x 11' 7" (4.6m x 3.53m) Feature fireplace and living flame inset gas fire. Three windows to the rear over looking the garden, countryside and far reaching views, radiator, door to kitchen, double opening doors to:

#### DINING ROOM

11' 7" x 9' 6" (3.53m x 2.9m) Window to the rear over looking the garden and countryside, radiator, coving.



#### KITCHEN

9' 11" x 7' 2" (3.02m x 2.18m) Comprising a modern updated kitchen with base and wall mounted cupboard units, worksurfaces, built in oven and hob, single drainer sink, window to the front. Composite side access door with glazed panel, tiled floor. Included with the sale a washing machine and we are not aware of any warranty and are included in the sale, Worcester gas Combi boiler.

#### FIRST FLOOR LANDING

Window to the front, access to the loft.

#### BEDROOM ONE

13' 2" x 9' 11" (4.01m x 3.02m) Window to the rear with a far reaching view over Countryside towards the Moorlands the city and Newcastle and beyond.

#### BEDROOM TWO

11' 8" x 10' 5" (3.56m x 3.18m) With similar views from the rear window, radiator. The ceiling requires painting.

#### BEDROOM THREE

9' 7" x 7' 10" (2.92m x 2.39m) Window to the front, with Mow Cop castle above, radiator.

#### BATHROOM

7' 10" x 7' 3" (2.39m x 2.21m) Comprising a updated suite with a panelled bath, low level w.c, wash hand basin, over bath shower, splash back tiling to the walls, extractor fan, window to the front, radiator.



#### EXTERNALLY

##### FRONT GARDEN

Laid to lawn, a paved pathway, a gravelled parking area provides space to park vehicles.

##### REAR GARDEN

Laid to lawn, a lovely view over countryside to the rear and





a far reaching view.

#### OUT BUILDINGS

Providing storage space.

#### 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:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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