



Mow Cop Road
Mow Cop, ST7 4NE

- SPACIOUS RESIDENCE
- APPROX 147 SQM ACCOMMODATION
- FAR REACHING VIEWS
- SEMI RURAL LOCATION
- PORCH, HALL, SPACIOUS LOUNGE
- GROUND FLOOR BEDROOM/ 2ND LOUNGE
- TWO FIRST FLOOR BEDROOMS
- SPACIOUS BATHROOM

Offers Over £250,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented versatile & spacious property with approx 147sqm of accommodation over three floors. Upon internal inspection you will be impressed with the property comprising porch, hallway, dining room, spacious lounge with stove to provide heating, ground floor bedroom/reception room, breakfast kitchen, cloaks/w.c, two double bedrooms, dressing room, large family fitted bathroom, (which may split to form another bedroom) Externally a far reaching view to the rear, a detached garage. Set within low maintenance landscaped paved gardens leading to the cellar rooms. UPVC double glazing & gas combi central heating are installed. The property is within the semi rural area of Mow Cop surrounded by countryside yet with great road links to the nearby towns. Viewing is essential without delay. (draft details subject to approval)

DRECTIONS

Please follow Sat Nav for post code ST7 4NE from Dales



Green the property can be found on the right hand side.

ENTRANCE PORCH

Upvc French doors, upvc window to the side, wall, light inner upvc entrance door that leads into the hall.

ENTRANCE HALL

Wood effect laminate flooring, radiator, staircase to the first floor with a understairs store cupboard.

SITTING ROOM/GROUND FLOOR BEDROOM

13' 6" x 11' 10" (4.11m x 3.61m)

A Upvc bay window to the side, wood effect laminate floor, radiator.



DINING ROOM

13' 1" x 11' 5" (3.99m x 3.48m)

Another spacious room with a walk in Upvc box bay window to the side and a further wooden window, wood effect laminate floor, radiator both gas and electric meters hidden in the wall units.

LOUNGE

16' 4" x 14' 11" (4.98m x 4.55m)

A large living room with a inset stove and hearth, timber floor, radiator a large Upvc window to the front, two wall lights, coving to the ceiling.



BREAKFAST KITCHEN

14' 8" x 10' 7" (4.47m x 3.23m)

Fitted with a range of wall base and drawer units, integral appliances consist of a dish washer, washing machine and a tumble dryer, range cooker with a extractor above, space for American style fridge/freezer. One and a half stainless steel sink, worksurfaces, splash acks, radiator Upvc window to the rear with views over fields beyond.

REAR HALL

Upvc door to the rear, laminate tiled floor.



CLOAKS/W.C

Low level w.c built in store cupboard.

FIRST FLOOR LANDING

LANDING

A feature arched stained glass window to the side, radiator.

SPERATE W.C

W.C and pedestal wash hand basin, Upvc window to the rear, wood effect laminate floor and access to the loft space.



BEDROOM ONE

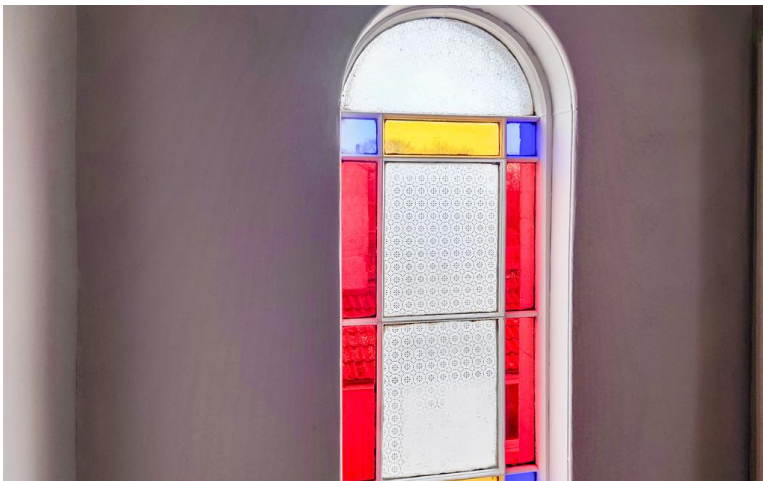
16' 4" x 14' 0" (4.98m x 4.27m)

Two Upvc windows to the front, wood effect laminate floor, spot lights to the ceiling access to the loft space. Potential to split the room to form another bedroom. This room also has access to:

DRESSING ROOM

9' 10" x 7' 11" (3m x 2.41m) into eaves

A versatile room that can be dressing area, walk in wardrobe or converted into an en-suite subject to change, sloping ceiling.



BEDROOM TWO

13' 2" x 11' 10" (4.01m x 3.61m)

Another double bedroom with two Upvc windows to the front and side, radiator, wood effect laminate flooring.

BATHROOM

13' 5" x 11' 11" (4.09m x 3.63m)

Comprising a panelled bath a separate tiled and glazed corner shower with a modern shower fitment, vanity sink with cupboard below, close coupled w.c, half tiled walls and tiled splash backs, laminate flooring, two towel radiators, two upvc windows to the rear. Potential to split the room to form bedroom three.



EXTERNALLY

FRONT

To the front is forecourt area, A block paved driveway with access to the garage, fence and gate to the front.

REAR

The garden is paved with Indian stone for ease of maintenance and has great views to the rear, steps lead up to a spacious raised decked patio with a balustrade surround. Further steps lead down to a storage area below the decking and gives access to the cellar.



CELLAR ONE

13' 8" x 12' 9" (4.17m x 3.89m)

A useful storage space with lighting and power points. Approx dimensions.

CELLAR

14' 6" x 10' 4" (4.42m x 3.15m)

A useful storage space with lighting and power points, brick arches and a wall mounted gas fired boiler. Approx dimensions.

CELLAR THREE



18' 5" x 10' 2" (5.61m x 3.1 m)

a useful storage space with lighting and power points.

Approx dimensions.

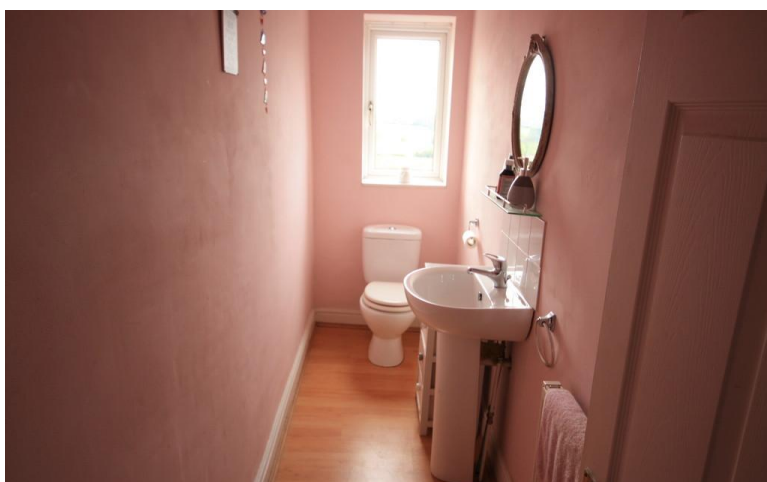
DETACHED GARAGE

19' 0" x 10' 0" (5.79m x 3.05m)

With up and over door to the front and windows to the side and rear.

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

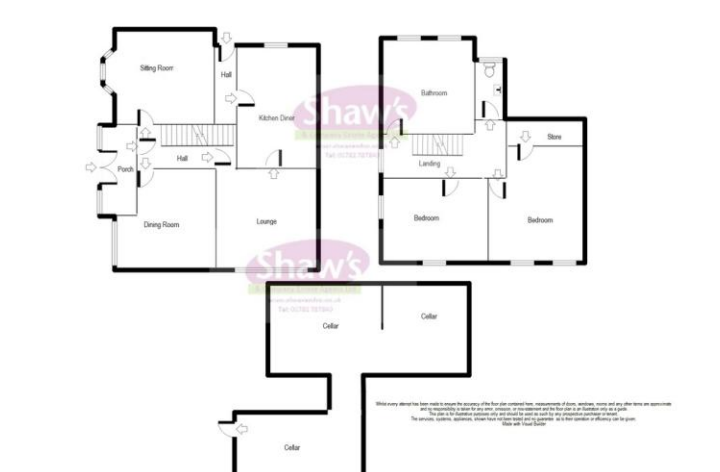
Newcastle Borough Council.

COUNCIL TAX BAND C

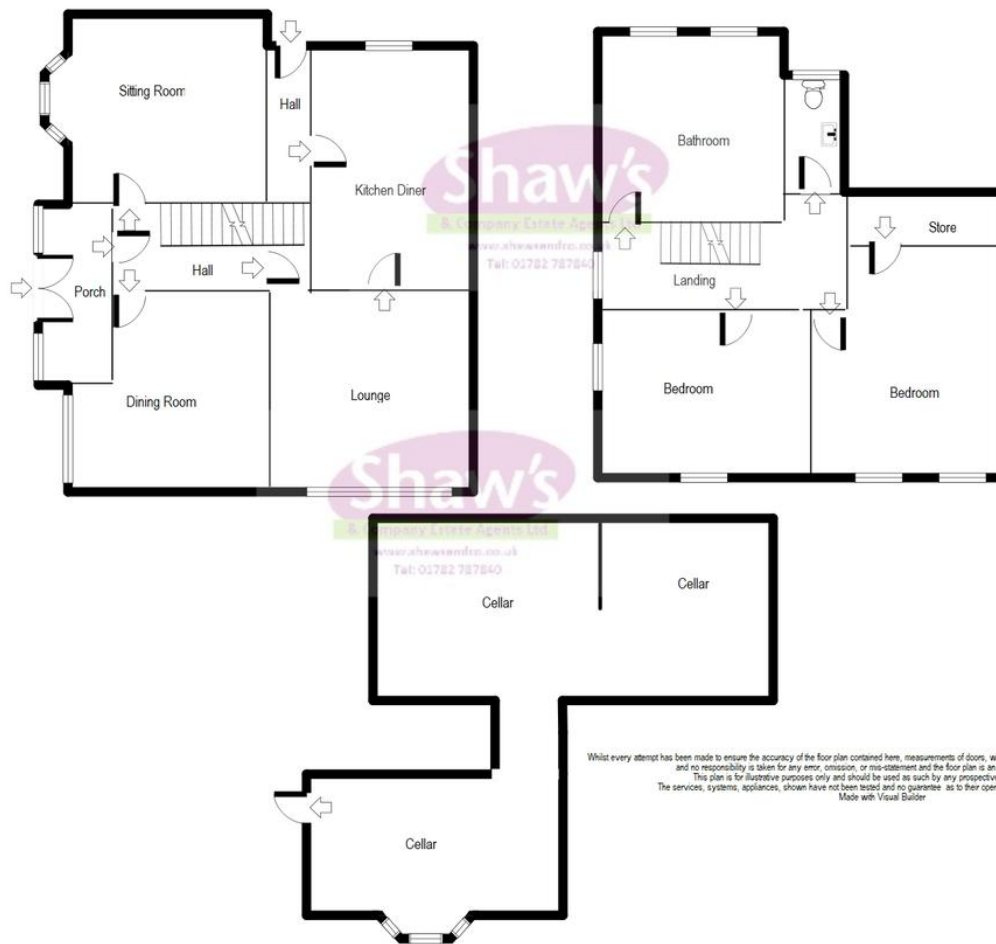
EPC RATING (PDF available online)

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