

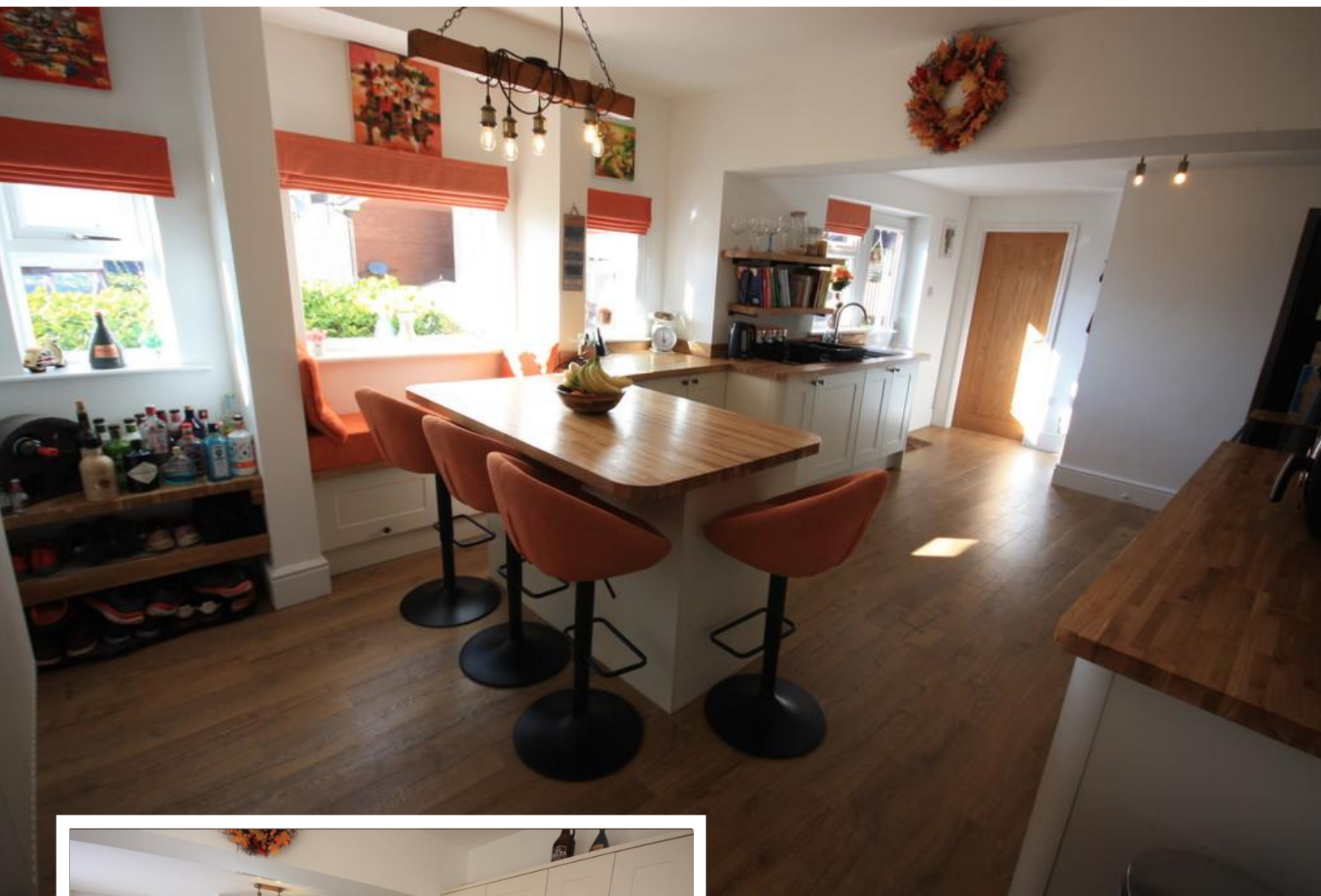


**Primitive Street**  
**Mow Cop, ST7 3NH**

- SEMI DETACHED COTTAGE
- TWO PARKING SPACES TO REAR
- REFURBISHED THROUGHOUT
- TWO RECEPTION ROOMS
- UPDATED BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- USEFUL LOFT AREA
- UPVC D/G & GCH

**£209,500**





## Property Description

### INTRO

WOW! Bring Me Sunshine! Shaw's & Co are delighted to offer For Sale a beautifully presented & updated semi detached cottage within a semi rural location & far reaching views! The property now has the benefit of a loft area with velux window, two double bedrooms, two reception rooms, a recently updated kitchen/dining room, updated ground white floor bathroom with shower. Externally a forecourt to the front, side access to the rear garden which attracts the afternoon sun & a view of Mow Cop Castle nearby. A double width driveway provides parking spaces. UPVC double glazing & gas central heating are installed. The property is a lovely home which must be viewed to be fully appreciated without delay! (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 3NH from High Street the property can be found on the left hand side as identified by our For Sale Sign.



#### LOUNGE

13' 8" x 12' 0" (4.17m x 3.66m)

Upvc window to front aspect, radiator. Recently installed Cast iron solid fuel stove set within the recessed stone feature fireplace on a slate hearth, walnut effect floor, stairs to the first floor. UPVC front entrance door.

#### KITCHEN/DINER

19' 0" x 10' 6" (5.79m x 3.2m)

A well appointed kitchen/dining room with fitted base and wall units, timber worksurfaces, breakfast bar and window seat. 1.5 inset single drainer sink unit with mixer tap, electric range style cooker and extractor hood with a glass splash back. Four windows to the side with a view towards the Cheshire Plain and patio. Composite external access door, laminate flooring, radiator access to:



#### UTILITY AREA

Space for appliances, radiator.

#### GROUND FLOOR BATHROOM

10' 1" x 6' 5" (3.07m x 1.96m)

Comprising an updated white suite with a free standing bath, enclosed shower cubicle, low level w.c, vanity cabinet window to the side,



#### FIRST FLOOR LANDING

Window to the side, with far reaching views over the Cheshire Plain.

#### BEDROOM ONE

12' x 11' 1" (3.66m x 3.38m)

Window to the front, radiator.

#### BEDROOM TWO

12' x 10' 6" (3.66m x 3.2m)

Window to the rear, radiator. Staircase to the loft area, built in store cupboard.



#### LOFT AREA

11' 2" x 10' 7" (3.4m x 3.23m) approx

A useful loft area with velux window. Sloping ceilings.

#### EXTERNALLY

##### FRONTAGE

An Indian stone paved forecourt, with paved pathway to the side and leading to the rear.

##### SIDE

An Indian stone laid terrace making it an ideal seating area with views over the Cheshire Plain. Cold water tap. Gated



access to front.

#### REAR

A pleasant paved patio area, astro turf area, elevated to allow the rooftop views and towards the Cheshire Plain, with the other direction being views towards Mow Cop. Fitted hot water tap. A lovely outside space and garden. Two parking spaces.

#### 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

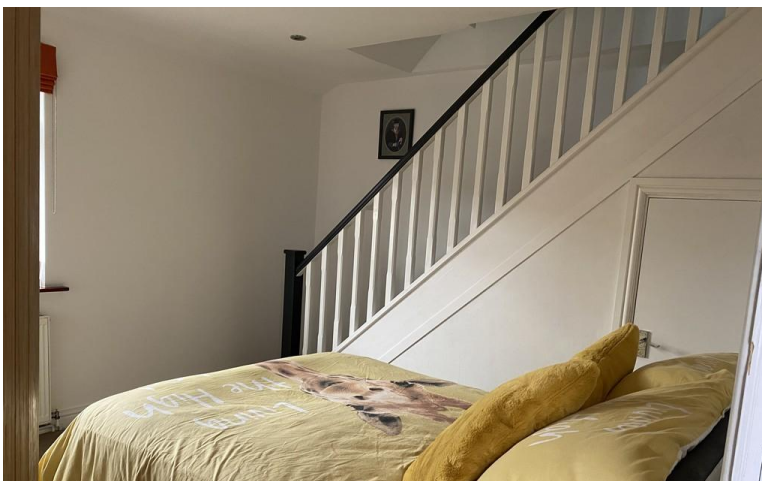
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on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

#### LOCAL AUTHORITY

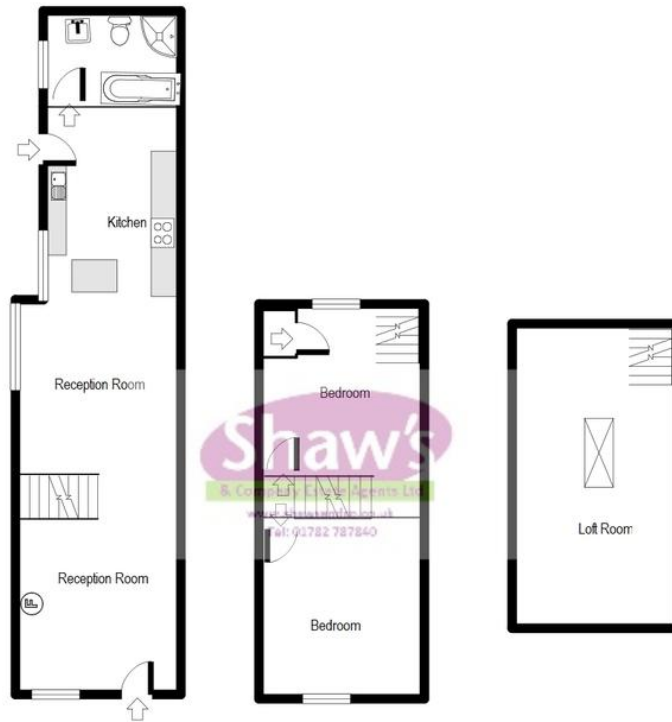
Cheshire East Council.

#### 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.  
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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