

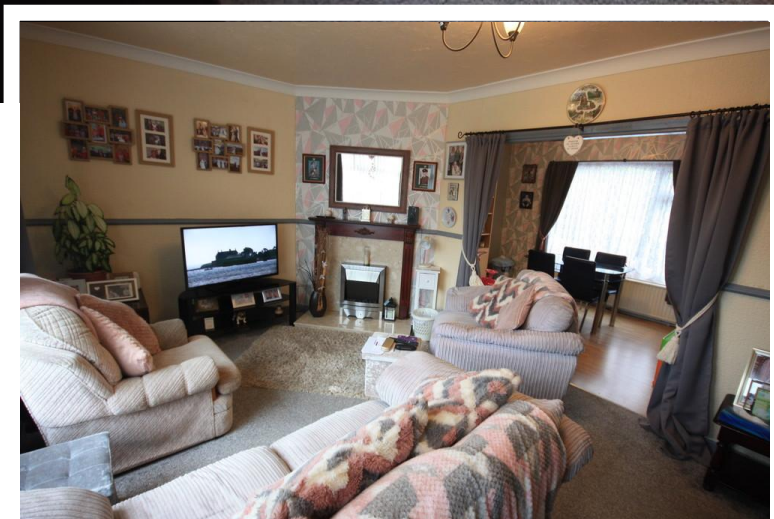
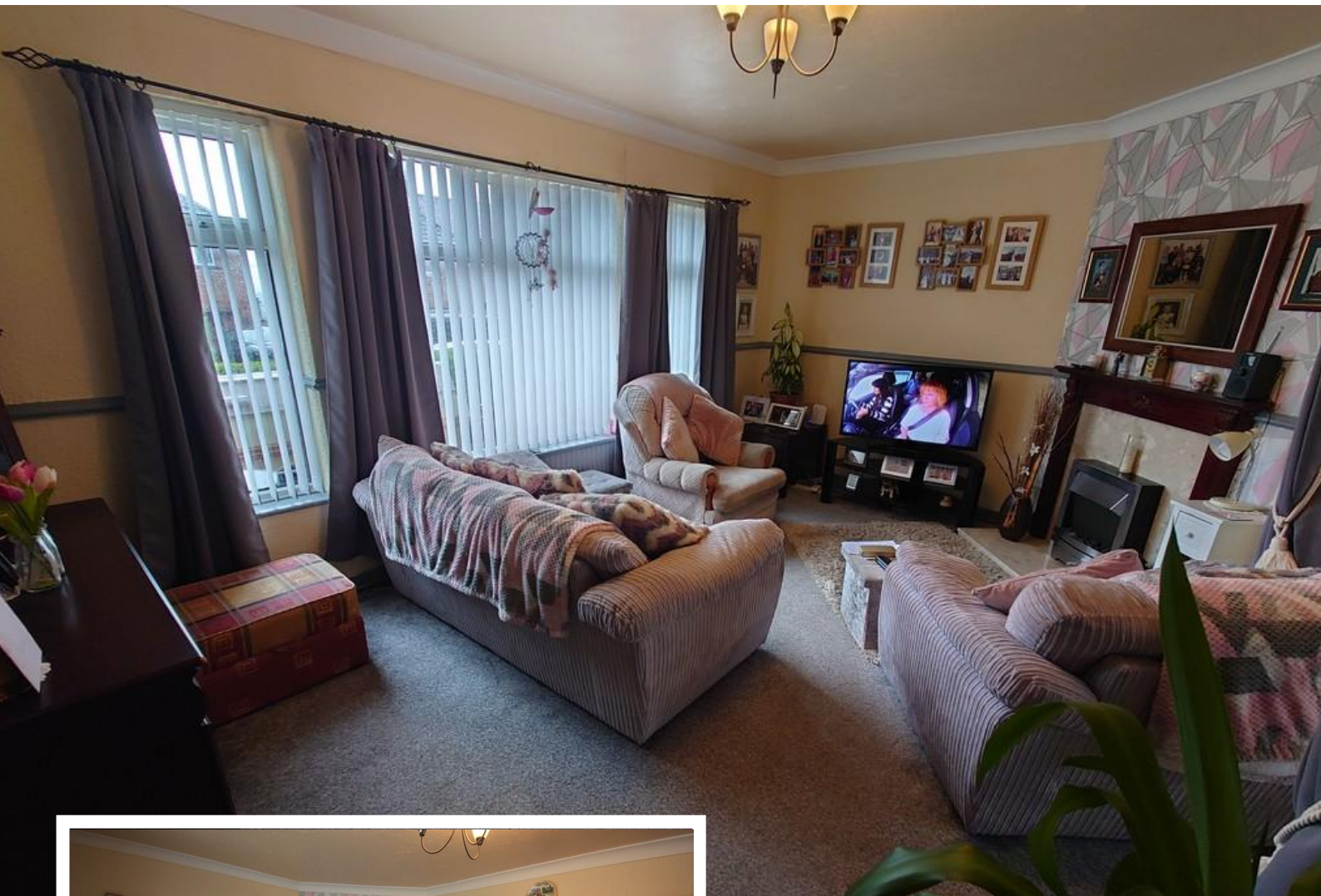


**Moorland Road**  
**Mow Cop, ST7 4LT**

- SEMI DETACHED HOUSE
- SEMI RURAL LOCATION
- HALL, LOUNGE, DINING ROOM
- KITCHEN, FIRST FLOOR BATHROOM
- THREE BEDROOMS
- PARKING TO THE FRONT
- REAR GARDEN AREA
- UPVC D/GLAZING & PARTIAL GAS C/HEATING

**£170,000**





## Property Description

### INTRO

Shaw' & Co Are delighted to offer a brilliant opportunity to acquire a good sized semi detached house, ideal to make a family home comprising, hallway, lounge, dining room, kitchen, three good sized bedrooms, a first floor bathroom. A paved frontage provides parking spaces, a landscaped rear garden, outbuildings/w,c UPVC double glazing & partial gas central heating. The property is within the semi rural district of Mow Cop & enjoys plenty of views & countryside wrapped around the area, yet with good road links to nearby towns for facilities. Viewing essential without delay!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4LT. Proceed from Church Lane, turn left in to Moorland Road. The property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor.



#### LOUNGE

16' x 11' (4.88m x 3.35m)

Three windows to the front elevation. Fireplace with electric fire. Radiators. Arch to:

#### DINING ROOM

12' 1" x 8' 10" (3.68m x 2.69m)

Window to the rear elevation with view over the rear garden and towards Mow Cop castle. Radiator. Radiator.

#### KITCHEN

9' 11" x 8' 11" (3.02m x 2.72m)

Window to the rear elevation. A range of wall and base units, worksurface. Worcester gas boiler. Under stairs store. Side access door.



#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

#### BEDROOM ONE

12' x 11' (3.66m x 3.35m)

Window to the front elevation.

#### BEDROOM TWO

12' 2" x 8' 10" (3.71m x 2.69m)

Window to the rear with views to Mow Cop castle.



#### BEDROOM THREE

9' 10" x 7' 8" (3m x 2.34m)

Window to the front elevation.

#### BATHROOM

Window to the rear elevation. Suite comprising: paneled bath with shower over, low level W.C, wash hand basin. Splash back tiling. Store cupboard.

#### EXTERNALLY

#### FRONT

A paved drive provides parking. Pathway lead to three outbuildings, one of which houses a W.C.

#### REAR

Attracting the afternoon sun, a patio area and laid to lawn garden with steps up the the lawn.

#### 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 A

EPC RATING (PDF available online)

Current: Potential:





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

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01782787840

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