

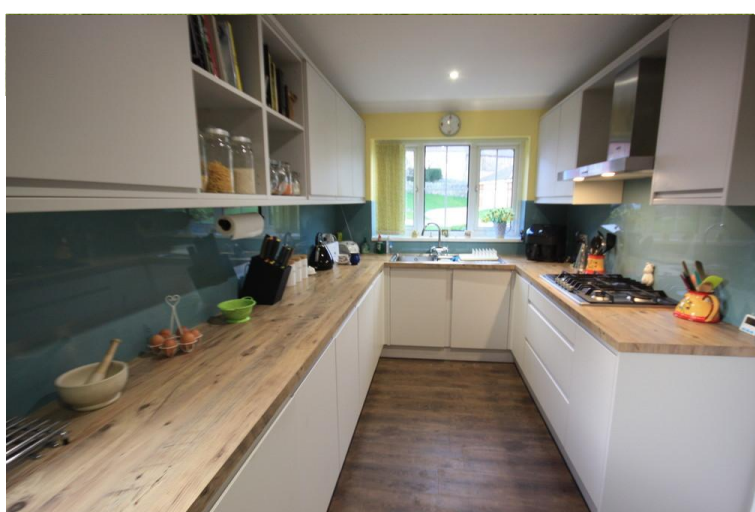


Hillside Close
Mow Cop, ST7 4PQ

- BEAUTIFULLY PRESENTED
- DETACHED RESIDENCE
- SEMI RURAL LOCATION
- LANDSCAPED GARDENS
- HALL, CLOAKS/W.C
- SPACIOUS LOUNGE/DINING ROOM
- UPDATED KITCHEN
- 4 BEDROOMS, ENSUITE & BATHROOM

£325,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented detached residence within the semi rural yet convenient location of Mow Cop which must be seen without further delay, comprising an entrance hall, cloaks/w.c an updated breakfast kitchen, a spacious lounge/dining room, attached conservatory, 4 bedrooms, ensuite, bathroom. Integral garage with access from the house. A block paved frontage provides lots of parking. A good sized rear garden landscaped beautifully to provide lots of outside space attracting the afternoon sun. The Energy rating to follow, owned solar panels included. UPVC double glazing & gas combi heating. Viewing essential to fully appreciate this lovely residence.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4PQ. Proceed towards Mow Cop past the Ash inn. Take the second left in to Hillside Close, the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, understairs store. Coving to the ceiling, radiator. Doors to all rooms.

WC

Low level W.C, wash hand basin with chrome antique style taps. Splash back tiling, extractor fan.

LOUNGE/DINING ROOM

22' 5" x 11' 8" (6.83m x 3.56m)

Window to the rear elevation. Feature fireplace with inset coal effect gas fire. Coving to the ceiling, two wall lights. Vertical radiator and a panned radiator, patio door to:



CONSERVATORY

9' 5" x 9' 2" (2.87m x 2.79m)

UPVC double glazed with tiled floor. Vertical radiator.

KITCHEN/BREAKFAST ROOM

16' 1" x 7' 8" (4.9m x 2.34m)

Window to the front elevation. A well appointed and updated with wall and base units, worksurfaces, one and half bowl sink unit and drainer with mixer tap. Built in oven, microwave, five ring gas hob with extractor over. Integrated fridge, washing machine. Fitted splash back to the walls. Concealed Worcester combi gas boiler. Coving to the ceiling, recessed spot lights. Radiator. Side external access door to the garden.



FIRST FLOOR LANDING

Access to the loft. Coving to the ceiling. Doors to:

BEDROOM ONE

12' 3" x 10' 10" (3.73m x 3.3m)

Window to the front elevation with views to Mow Cop Castle. Recessed alcove. Coving to the ceiling, radiator. Door to:

ENSUITE

Window to the side elevation. Shower cubicle with fitted shower, low level W.C, wash hand basin. Splash back tiling, coving to the ceiling, recessed spot lights. Electric towel radiator.



BEDROOM TWO

11' 1" x 9' 4" (3.38m x 2.84m)

Window to the rear elevation. Coving to the ceiling, radiator.

BEDROOM THREE

11' 11" x 9' 3" (3.63m x 2.82m)

Window to the rear elevation. Coving to the ceiling,



radiator.

BEDROOM FOUR

9' 3" x 7' 10" (2.82m x 2.39 m)

Window to the front elevation with views to the castle.
Over understairs store with a radiator. Recessed alcove.
Coving to the ceiling, radiator.

BATHROOM

6' 0" x 5' 1" (1.83m x 1.55 m)

Window to the side elevation, a white suite comprising:
Panelled bath with mixer shower, low level W.C, wash
hand basin, splash back tiling to the walls. Coving to the
ceiling, recessed spotlights, extractor fan.



GARAGE

16' 3" x 7' 10" max(4.95m x 2.39 m)

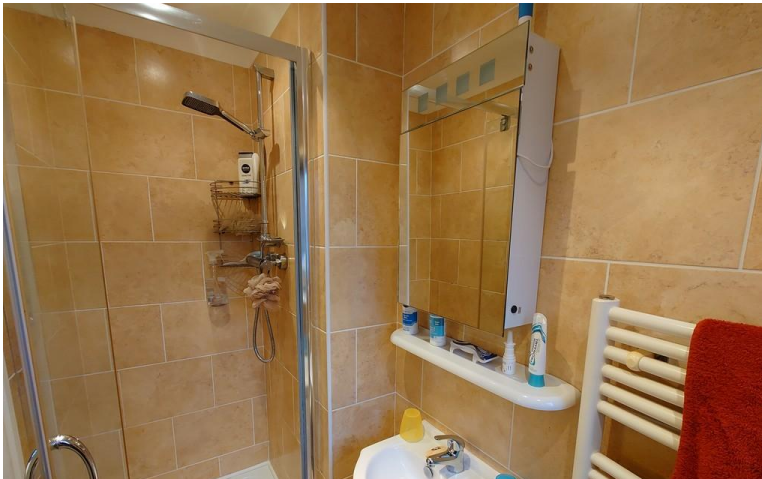
Up and over door. Door giving access to the hallway.
Electric light and power, high ceiling with potential to
create storage.

EXTERNALLY

Solar panels 16 in total are installed and owned by the
vendors and included in the sale of the property.

FRONT

A block paved driveway provides plenty of off road
parking. Pathways down both sides of the property giving
access to the rear garden.



REAR GARDEN

A good sized wide corner plot garden, our vendor informs
us in South facing, a beautifully landscaped garden. A
paved patio leading to a good size lawn garden and with
shrub borders, graveled border and store area to the side
of the house.

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 .



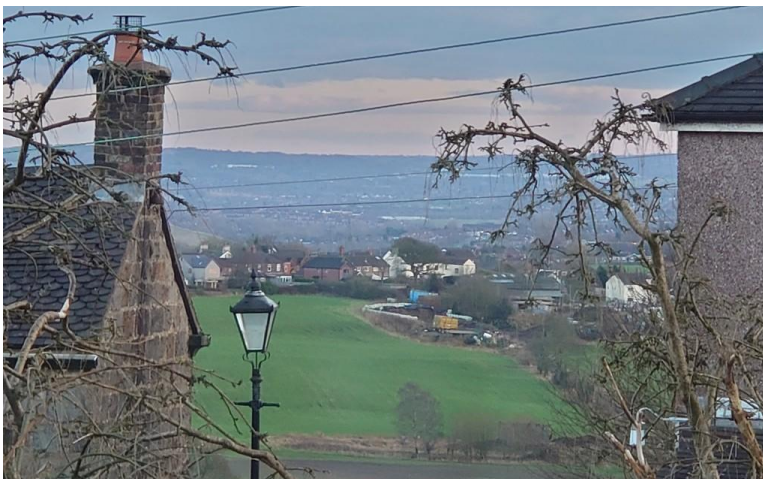
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND D

EPC RATING (PDF available online)

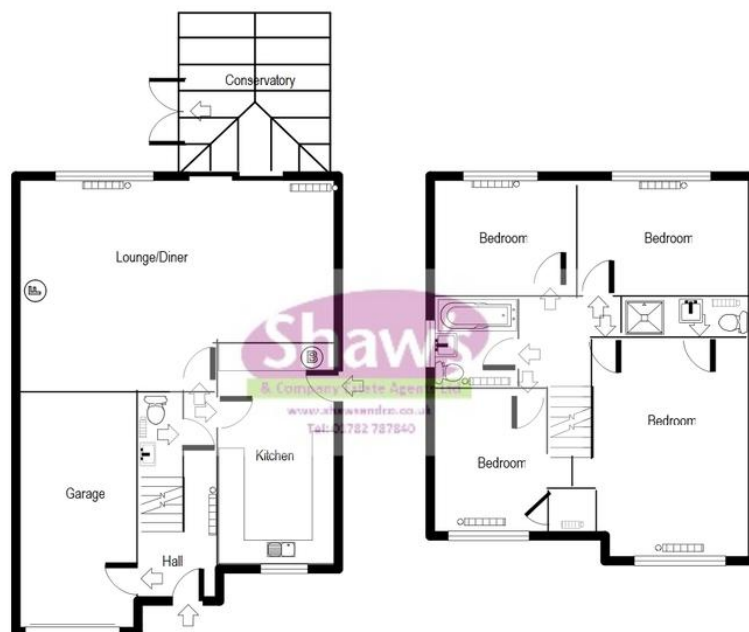
Current: 87B Potential: 89B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors, omissions, or misstatement and the floor plan is an illustration only and should be used as such by any prospective purchaser or tenant.



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

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

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