



Tower Hill Road
Mow Cop, ST7 3PS

- WITHIN A RURAL LOCATION
- A STONE COTTAGE
- GARDEN, PLOT OF LAND & GARAGE
- BEAUTIFULLY PRESENTED
- MANY FEATURES TO SUIT THE ERA
- PORCH, GOOD SIZED LOUNGE
- BREAKFAST KITCHEN, GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS

£340,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a surprisingly spacious stone cottage within the rural location of Mow Cop with plenty of pleasant countryside close by and views, which must be seen to be fully appreciated comprising entrance porch, a good sized front lounge with stunning stone fireplace & hearth, breakfast kitchen with french doors, a ground floor shower room, three bedrooms to the first floor. Externally a parking area to the frontage, a pleasant landscaped rear garden area. Access to the new build garage and the further plot of land/potential garden area, with much potential to suit the buyers and adjoining the open countryside. The Cottage has LPG gas fired central heating and UPVC double glazing. The property is within a country lane with easy access to towns & cities, road & rail links. Viewing imperative without further delay to fully appreciate the property, the garden, plot of land & garage.





DIRECTIONS

Please follow Sat Nav with postcode ST7 3PS. Turn off Mow Cop Road and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a UPVC door with glazed panel.

LOUNGE

16' 8" x 13'3 (5.08m x 3.91m)

Windows to both front and side elevations.

Complimenting the cottage is a stunning hand carved fire stone feature fireplace a surround with mantel and hearth. Laminate flooring. Radiator. Staircase to the first floor.



KITCHEN

10' 10" x 8' (3.3m x 2.44m)

A range of wall and base units, inset sink, worksurfaces. Built in oven, hob with extractor over. Laminate flooring. French doors lead to the garden.

SHOWER/WET ROOM

10' 8" x 5' 3" (3.25m x 1.6m)

Window to the rear elevation. comprising: fitted electric shower, low level W.C, wash hand basin. Splash back tiling, radiator.



FIRST FLOOR LANDING

Access to the loft. Doors to:

BEDROOM ONE

13' 4" x 13' (4.06m x 3.96m)

Window to the front elevation with views over countryside over to The Cloud. Access to the loft. Radiator.

BEDROOM TWO

12' x 8' 3" (3.66m x 2.51m)

Window to the rear elevation with views over countryside. Radiator. Cupboard housing the gas central heating boiler, fuel supplied by LPG gas.

BEDROOM THREE

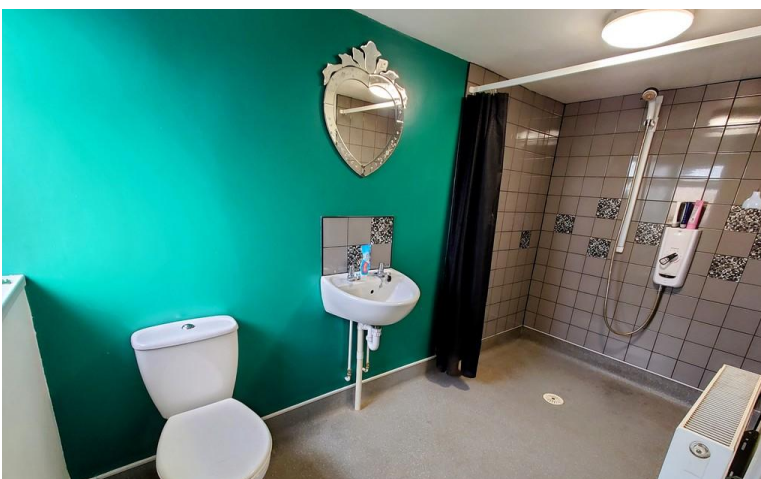
8'9 x 5' 1" (1.55m x 1.55m)

Window to the rear elevation. Radiator.

EXTERNALLY

FRONT

A gravelled area for Off road parking. We gather a further parking space is opposite on Mellors End.





REAR

A lovely enclosed garden laid to lawn with shrub borders, attracting afternoon sun. a patio area and a paved path. All enclosed and a garden gate to the access track.

SEPERATE GARDEN AREA

Overlooking countryside. A good sized space with more potential.

DETACHED GARAGE

16 x 10' 9" (6.1m x 3.25m) approx

Block built construction with a pitched roof. Currently split in to two rooms, the garage has potential for other uses, subject to planning consent. Our vendor informs us that the garage and garden have a right of way to the highway.

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 .





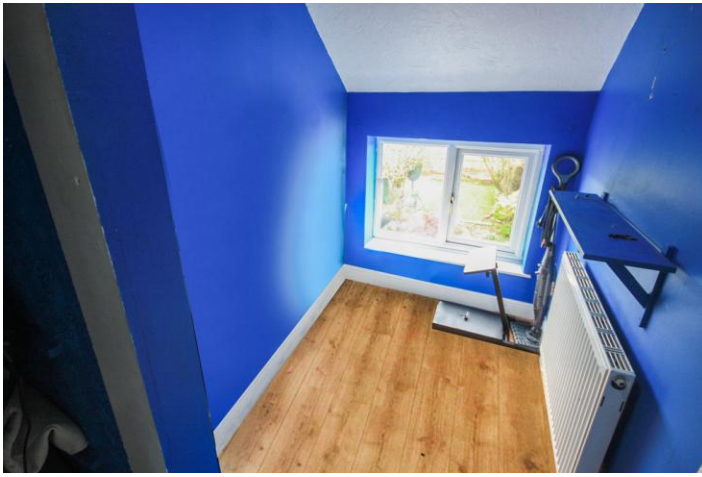
LOCAL AUTHORITY
Staffordshire Moorlands District Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:







HM Land Registry Current title plan

Title number **SF561326**
Ordnance Survey map reference **SJ8657SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire :**
Staffordshire Moorlands



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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 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