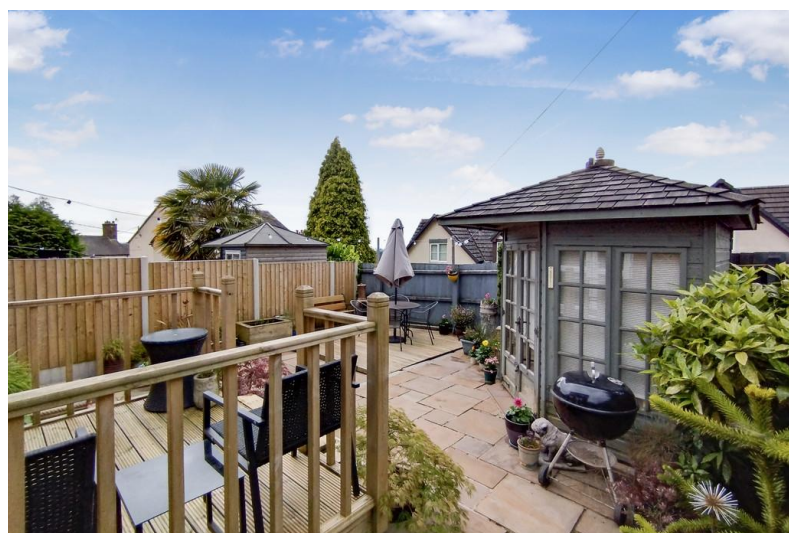


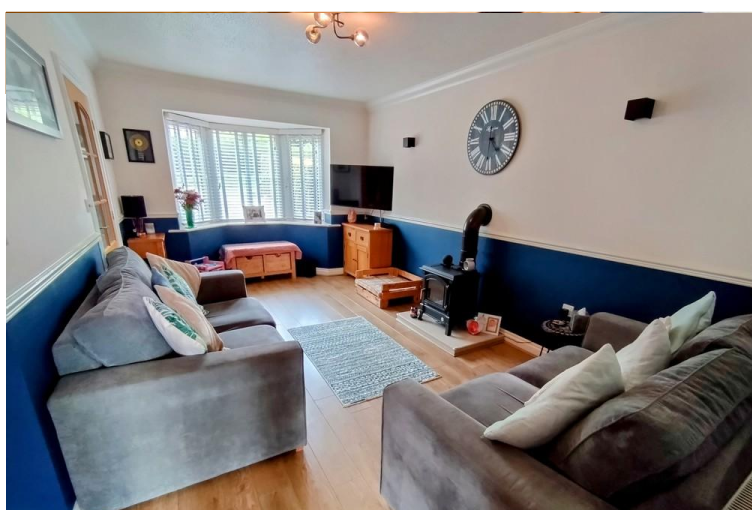
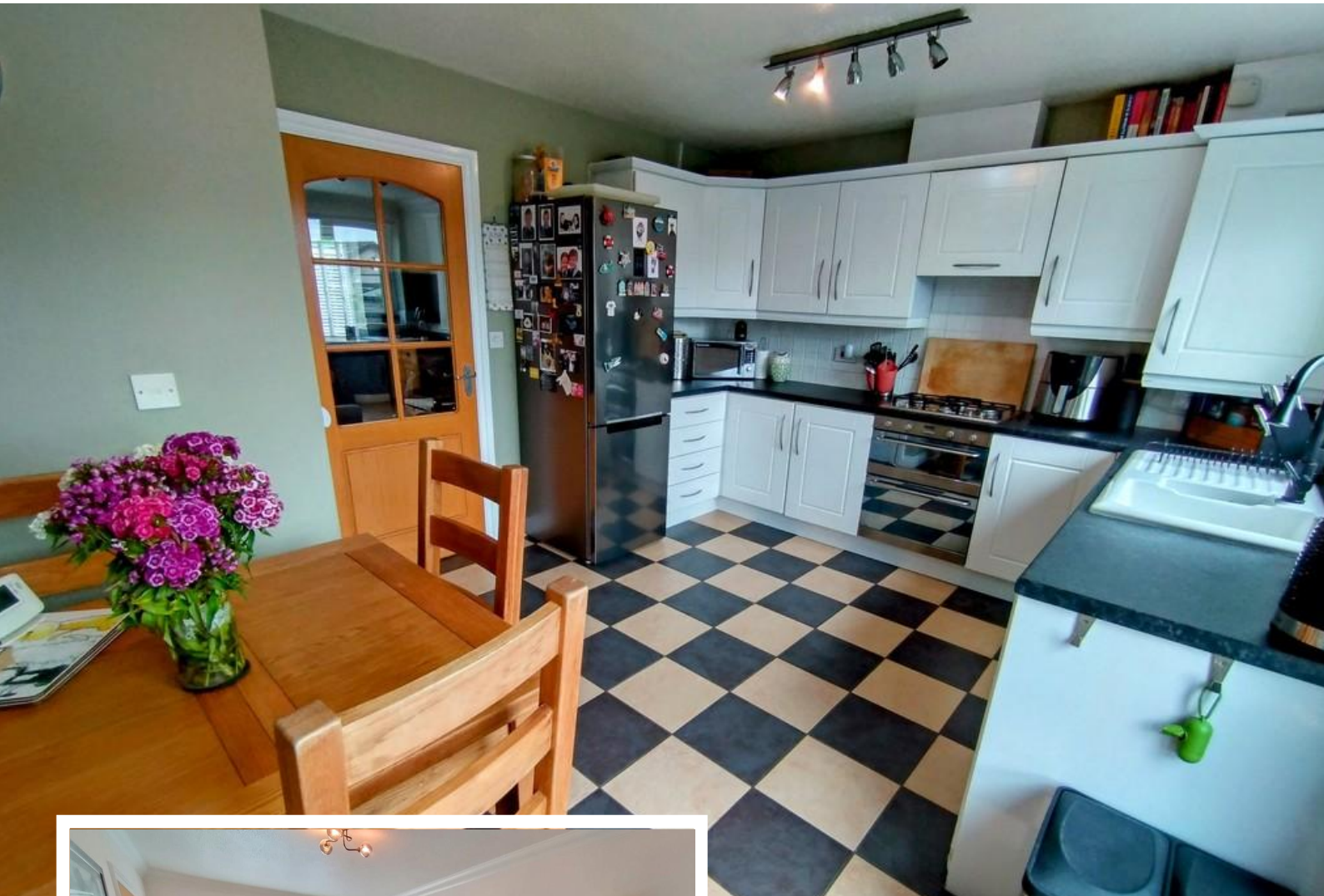


**Clare Street**  
**Mow Cop, ST7 4PD**

- BEAUTIFULLY PRESENTED
- DETACHED RESIDENCE
- HALL, CLOAKS/W.C
- SPACIOUS LOUNGE
- KITCHEN/DINING ROOM
- THREE BEDROOMS, FIRST FLOOR CLOAKS/W.C
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

**£249,995**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a detached residence within this semi rural location comprising, entrance hall, cloaks/w/c, lounge, kitchen/dining room with french doors to the garden, three bedrooms, first floor cloaks/w.c and a shower/wet room. Externally a double width block paved driveway. A landscaped rear garden area with a patio area and shrub borders, summer house. A far reaching view from the rear of the house over the Cheshire Plain. UPVC double glazing & gas central heating. The property is within easy access to all amenities with the village with road and rail links to other towns via the A34/A500 etc Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4PD proceed in to Clare Street and the property can be found on the left hand side as identified by our for sale sign.

### ENTRANCE HALL



Front entrance door with glazed panels, radiator.

**CLOAKS/W.C**

Low level W.C, wash hand basin, radiator.

**LOUNGE**

16' x 9' 10" (4.88m x 3m)

A good sized lounge with a bow window to the front, radiator, laminate flooring, gas fire stove with hearth, staircase to the first floor. Door to;

**KITCHEN/DINER**

14' 7" x 10' 11" (4.44m x 3.33m)

Comprising a range of base and wall units, work surfaces, inset sink, integrated double oven, hob and extractor, tiled floor, store cupboard off, french doors to the garden over looking to the pleasant landscaped, window to the rear. Glow worm boiler installed in approx 2019 Radiator.

**FIRST FLOOR LANDING**

**BEDROOM ONE**

10' 8" x 10' 4" (3.25m x 3.15m)

Window to the front, radiator.



**CLOAKS/WC**

With a low level W.C, wash hand basin, radiator, space for a shower cubicle. Radiator.

**BEDROOM TWO**

10' 8" x 7' 2" (3.25m x 2.18m)

Window to the rear with a far reaching view to the rear, radiator.



**BEDROOM THREE**

7' 9" x 7' 2" (2.36m x 2.18m)

Window to the rear, radiator.

**SHOWER/WET ROOM**

With a fitted shower and screen, tiled floor, low level W.C, wash hand basin, chrome towel radiator, splash back tiled walls, window to the side.

**EXTERNALLY**

A block paved frontage provides double width parking, shrub borders. A paved pathway to the left hand side leads to the rear garden.



**REAR GARDEN**

An attractive landscaped rear garden area, with a paved patio area, shrub borders, cold water tap, garden shed space. The garden attracts afternoon sun.



#### 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.

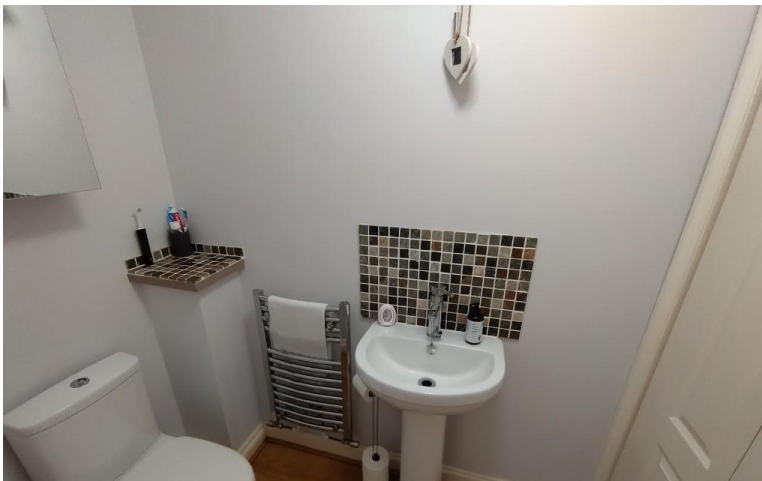


#### MORTGAGES

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 .



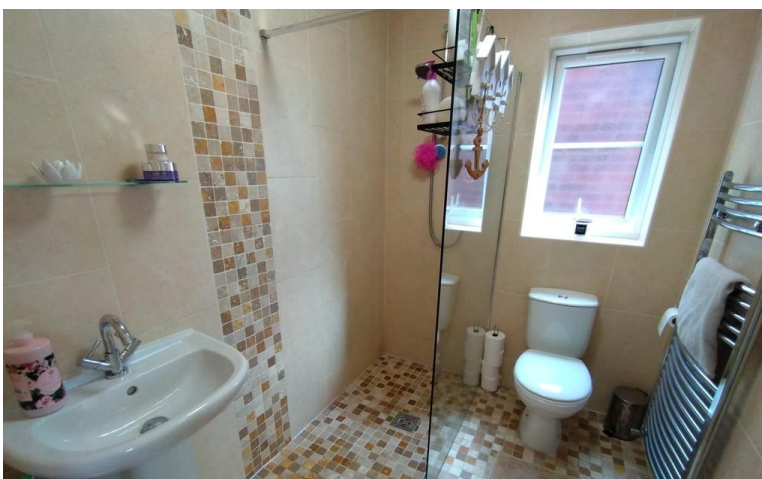
#### LOCAL AUTHORITY

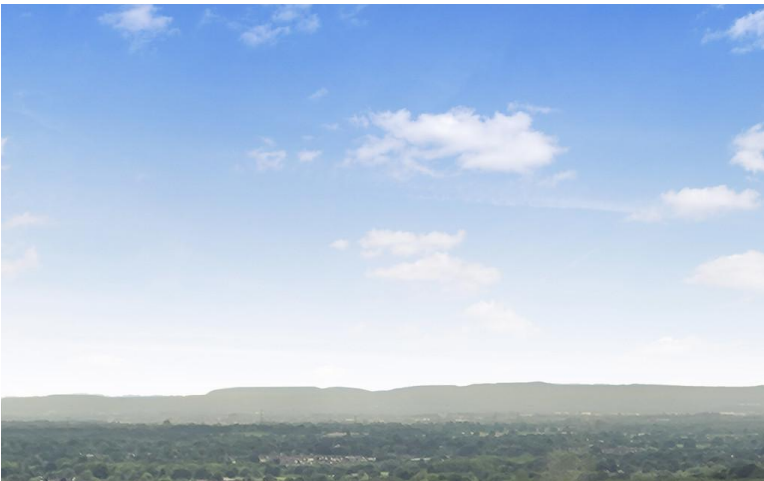
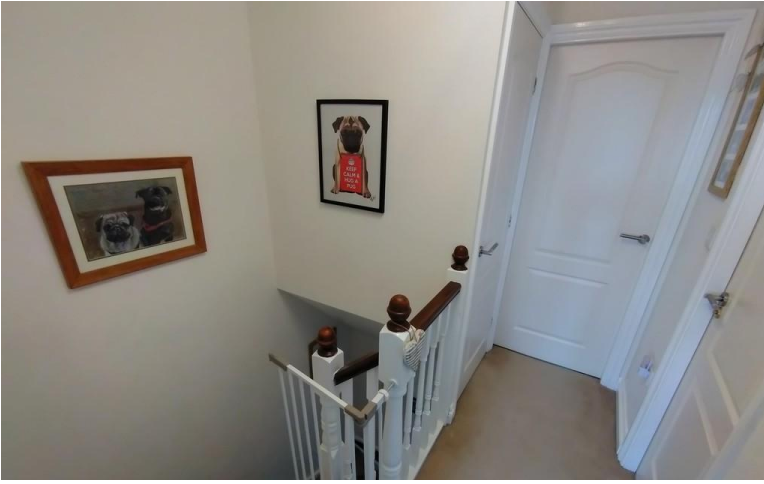
Newcastle Borough Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: Potential:







While 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 responsibility is placed on the purchaser. The floor plan is an illustration only and is not to be used for any other purpose. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The names, systems, appliances, fixtures have not been fixed and no guarantee, with their operation or efficiency can be given. Made with Visual Editor







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.  
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Made with Visual Builder

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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 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