



Church Lane
Mow Cop, ST7 4LY

- SEMI DETACHED HOUSE
- SEMI RURAL LOCATION
- LANDSCAPED GARDENS
- LARGE OUTBUILDING TO THE REAR
- HALL, LOUNGE, KITCHEN/DINING ROOM
- CONSERVATORY
- OPEN COUNTRYSIDE TO REAR
- UPVC D/G & GCH

£240,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a well presented semi detached house within the semi rural location of Mow Cop, within a good sized garden and open farm land to the rear. This lovely home comprises, hallway, lounge with a stove, spacious kitchen/dining room, attached conservatory, two double bedrooms, bedroom 3/office, a family bathroom. Externally landscaped gardens to the front & rear, a driveway. A garden outbuilding is included in the sale providing useful hobbies/office space. UPVC double glazing & gas central heating. Planning consent was granted in the past we understand for an extension. The property is within the semi rural Mo Cop Village close to larger towns & amenities. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LY. Proceed from Harsiahead and the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door. Window to the side elevation. Staircase to the first floor. Radiator.

LOUNGE

13' 2" x 12' 3" (4.01m x 3.73m)

Bay window to the front elevation. Multi fuel burner, tiled hearth. Storage cupboard, coving to the ceiling. Radiator.

KITCHEN/DINER

16' 6" x 9' 4" (5.03m x 2.84m)

Window to the rear elevation. A range of wall and base units, single drainer sink with mixer tap, worksurfaces, splash back tiling. Gas cooker point, space and plumbing for washing machine. Part tiled walls, tiled floor. Radiator. Defined dining area, French doors to:



CONSERVATORY

11' 11" x 11' 10" (3.63m x 3.61m)

UPVC double glazed with doors to the garden.

FIRST FLOOR LANDING

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

BEDROOM ONE

12' 5" x 9' 6" (3.78m x 2.9m)

Window to the front elevation. Two radiators.



BEDROOM TWO

9' 5" x 8' 8" (2.87m x 2.64m)

Window to the rear elevation. Storage cupboard. Radiator.

BEDROOM THREE

9' 2" x 6' 11" (2.79m x 2.11m)

Window to the front elevation. Radiator.

SHOWER ROOM

Window to the rear elevation. A well appointed modern suite comprising: walk in shower cubicle, low level W.C, vanity wash hand basin. Tiled walls and floor. Inset ceiling spotlights. Heated towel rail.



EXTERNALLY

FRONT

A garden laid to lawn. A tarmac drive provides ample off road parking and a further area to the side of the house for storage or bicycle parking.

REAR

A good sized private garden with stunning open views. Laid to lawn with a decked patio area.



OUTBUILDING/OFFICE GARDEN ROOM

24' 0" x 9' 0" (7.32m x 2.74m)

A well appointed outbuilding providing useful storage space and office use, currently split to form two separate rooms, the dimensions are the total approx size. . Could be turned back in to a full sized work shop. UPVC double glazing and electric light and power .

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 .

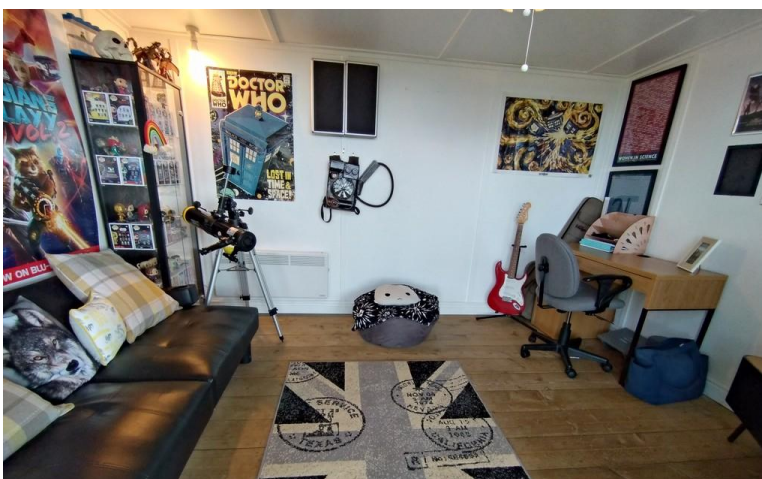
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:







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