



Hillside Close

Mow Cop, ST7 4PQ

- DETACHED RESIDENCE
- WITHIN A GOOD SIZED PLOT
- SEMI RURAL LOCATION
- WELL REGARDED LOCATION
- HALL, CLOAKS/W.C
- KITCHEN, UTILITY, CLOAKS/WC
- SPACIOUS LOUNGE/DINING ROOM
- BRICK BASE CONSERVATORY

£305,000





Property Description

INTRO

Shaw's & Co are pleased to offer on the market a well presented detached house within a pleasant cul de sac and attractive gardens, comprising, entrance hall, cloaks/w.c breakfast kitchen, utility, a spacious lounge/dining room, attached good size brick base conservatory, four bedrooms, ensuite & a bathroom. An integral garage. Externally a lawn front garden. A good sized rear garden landscaped & with a great degree of privacy, attracting afternoon & evening sun. The property is within a semi rural location of Mow Cop, built in approx 2000 by well respected developer Humphries Builders. Within easy access to all facilities, road and rail links. Viewing essential without further delay. (draft details subject to approval)

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 right hand side, as identified by our for sale sign.





ENTRANCE HALL

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

WC

Low level W.C, wash hand basin. Splash back tiling, extractor fan.

LOUNGE/DINER

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

Two sets of patio doors to the rear elevation. Gas fire, coving to the ceiling, radiator. One set of patio doors to:



CONSERVATORY

11' 7" x 11' 2" (3.53m x 3.4m)

UPVC construction. Radiator.

KITCHEN/BREAKFAST ROOM

11' 1" x 7' 7" (3.38m x 2.31m)

Window to the front elevation. A range of wall and base units, sink unit with mixer tap, worksurface. Built in oven, five ring gas hob with extractor over. Fitted splash back to the walls, spotlights to the ceiling. Radiator.

UTILITY ROOM

Worksurface, space for appliances. Baxi Duotec gas boiler. External access door.



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 giving far reaching views. Recessed alcove, coving to the ceiling, radiator. Door to:

ENSUITE

Window to the side elevation. Suite comprising: shower cubicle, low level W.C, wash hand basin. Recessed spotlights, radiator.



BEDROOM TWO

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

Window to the rear elevation. 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 2.39m)

Window to the front elevation with far reaching views. Over stairs store, recessed alcove, coving to the ceiling, radiator.

BATHROOM

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

Window to the side elevation. Suite comprising: panelled bath with mixer shower over, low level W.C, wash hand basin. Splash back tiling to the walls. Coving to the ceiling, recessed spotlights, radiator.



GARAGE

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

Up and over door. Electric light and power. High ceiling with potential to create storage.

EXTERNALLY

FRONT

Driveway provides off road parking. Pathways to both sides of the property giving access to:

REAR

Standing on a corner plot, with a great degree of privacy is a landscaped garden. Laid to lawn with shrub and gravel borders. Patio area. Store area to the side of the property.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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: Potential:





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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 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