



23a Church Lane
Mow Cop, ST7 4LX

- BEAUTIFULLY PRESENTED
- MATURE SEMI DET HOUSE
- FORMAL HALL, CLOAKS/W.C
- 16' LOUNGE
- EXTENDED KITCHEN/DINING ROOM
- BI FOLD DOORS TO REAR
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM

£211,950
NEW PRICE





Property Description

INTRODUCTION

A rare opportunity to own a large part of a beautiful Victorian villa built for the wealthy coal merchant Samuel Colclough in 1876 with the added benefit of a deceptively spacious later double extension. Many features including a beautiful bespoke kitchen with oak doors, solid oak worktops with featured embellishments. This beautifully presented Victorian semi detached house with lovely internal features, such as high ceilings etc & space making viewing imperative! Comprising entrance hall, spacious lounge with an open fire, a well appointed extended kitchen/dining room with Bi fold doors to rear, three good size bedrooms, a family bathroom & over shower. Many features internally to compliment Era & adjacent properties. Externally landscaped front garden, a driveway, space for a garage if required, subject to consent, a gravelled rear garden area. Lots of countryside & views & Mow Cop Castle on the door step. Viewing imperative!



DIRECTIONS

Please follow Sat Nav for ST7 4LX and the property can be found on the left handside as identified by our For Sale Sign just before St Thomas Church.

COVERED ENTRANCE PORCH

Porch with lighting.

ENTRANCE HALLWAY

A hardwood front door with leaded stained glass inset, leaded light, stained glass window to the front aspect, original Minton tiled flooring, picture rail. Timber panelled staircase rising to the first floor.



CLOAKS/W.C

A Upvc double glazed window with privacy glass, wash hand basin, low flush w.c, combination boiler.

LIVING ROOM

16' 0" x 13' 3" (4.88m x 4.04m) A large lounge , Upvc double glazed sash style window to the front. Open fireplace with tiled/timber framed feature surround on a tiled hearth, picture rails and coving.

KITCHEN/DINING ROOM

14' 4" x 12' 0" (4.37m x 3.66m) A pleasant kitchen/dining area, a range of wood shaker style wall and base units with complimentary solid oak work surfaces and an under mount one and a half bowl stainless sink unit with Chrome mixer tap and tiled splash backs. Integrated range cooker style cooker with 6 ring gas burner and double electric oven and space for a fridge/freezer. Minton tiled flooring, radiator. Cupboard used as utility area with solid oak worktop, base unit, stainless steel sink with space for a washing machine . Open plan to family room.



FAMILY ROOM

10' 9" x 11' 7" (3.28m x 3.53m) A vaulted ceiling with Velux sky lights, exposed beams and tiled flooring . Upvc double glazed window and a set of hardwood double glazed bi-fold doors leading to rear garden.



FIRST FLOOR LANDING

BEDROOM ONE

16' 4" x 13' 4" (4.98m x 4.06m) Upvc double glazed sash.window to the front.

BEDROOM TWO

12' 0" x 11' 2" (3.66m x 3.4m) A Upvc double glazed window to the rear elevation, radiator.



BEDROOM THREE

11' 2" x 8' 1" (3.4m x 2.46m) A Upvc double glazed window to the front, radiator and a storage cupboard.

FAMILY BATHROOM

A three piece suite comprising of bath with glass screen and shower over, pedestal wash hand basin with Chrome mixer tap and a low flush w.c. Stripped floor boards, part tiled walls, radiator.

EXTERNALLY

FRONT GARDEN

A Gravel drive with off street parking for numerous cars and a timber framed gate leading to the rear garden. Hedge boundaries and a lawn are with mature tree.

REAR GARDEN

A paved and graveled rear garden with tree and shrubs as well as fenced boundaries, 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.





EPC RATING (PDF available online)

EPC Current Energy Efficiency: 40

EPC Potential Energy Efficiency: 77

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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