



STEPHENSON BROWNE

**Well Street, Mow Cop,  
Stoke-On-Trent**

ST7 3NN



**Auction Guide £200,000**

## Description

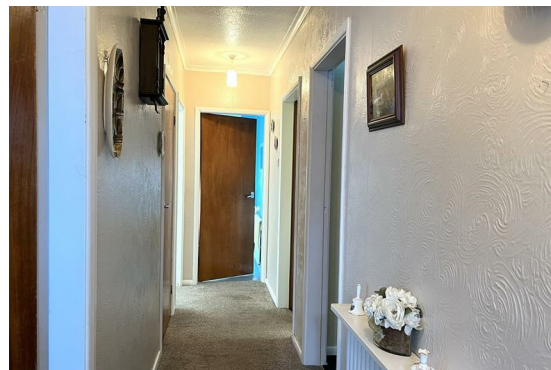
Located in the heart of the highly sought-after village of Mow Cop, this well-presented two-bedroom semi-detached bungalow offers a rare opportunity to enjoy peaceful living with fantastic far-reaching views across the surrounding countryside. Offering great potential to update and personalise, making it an ideal home for a variety of buyers.

Internally, the property features a welcoming entrance hall which provides access to all accommodation, including a bright and spacious lounge, a well-appointed fitted kitchen, two good-sized bedrooms, and the main family bathroom.

The kitchen opens into a useful rear porch, which leads out into the delightful rear garden. Outside, the garden enjoys a laid to lawn area, bordered by mature hedges for privacy, along with a raised patio, perfect for relaxing and enjoying the views. A detached garage sits to the rear of the property, with private parking also available.

Situated just a short distance from Mow Cop Castle, this property enjoys easy access to a variety of scenic countryside walks, while still benefiting from excellent transport connections, including the M6, A500, and A34. Well-regarded local schools such as Castle Primary School and Woodcock's Well C of E Primary School are close by, and the amenities of Alsager, Congleton, and Kidsgrove are all conveniently within reach.

Don't miss the opportunity to view this fantastic home and all it has to offer!



# Room Descriptions

MODERN METHOD OF AUCTION- STARTING BID- £200,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Entrance Hallway

18'3" x 3'2"

External front entrance door, two ceiling light fittings, carpet flooring, central heating radiator, storage cupboard, access to all further accommodation.

## Lounge

12'7" x 11'10"

UPVC double glazed bay window to the front elevation, ceiling light fitting, carpet flooring, gas feature fireplace with tiled hearth and brick surround, central heating radiator, two wall light fittings, power points.

## Kitchen

12'8" x 8'8"

Fitted kitchen comprising wall and base units, inset sink with single drainer and mixer tap, space for cooker and fridge freezer, space and plumbing for washer dryer, tiled splash back, tiled flooring, power points, central heating radiator, serving hatch, ceiling light fitting, houses the boiler, access to the rear porch.

## Rear Porch

6'11" x 3'10"

Dual aspect double glazed windows, external access door to the rear elevation leading out into the rear garden, tiled flooring.



#### Bedroom One

12'8" x 10'11"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

#### Bedroom Two

10'10" x 10'9"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

#### Bathroom

6'3" x 6'3"

Three piece white suite comprising low level WC, hand wash basin with pillar taps and tiled splash back, low level WC with pillar taps, tiled walls throughout, vinyl flooring, UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator.

#### Garage

Up and over garage door, two windows to the side elevation.

#### Externally

To the front of the property, you'll find a beautifully maintained garden, mainly laid to lawn, complemented by a paved pathway leading to the front entrance. The space is attractively bordered with greenery and vibrant, colourful flowers, creating a welcoming first impression.

To the rear, the garden features a raised patio area, ideal for outdoor seating and enjoying the open views, with steps leading down to a well-kept lawned section. This lower area provides access to the detached garage, with a private parking space conveniently located in front offering both practicality and privacy.

#### Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

#### Need to Sell?

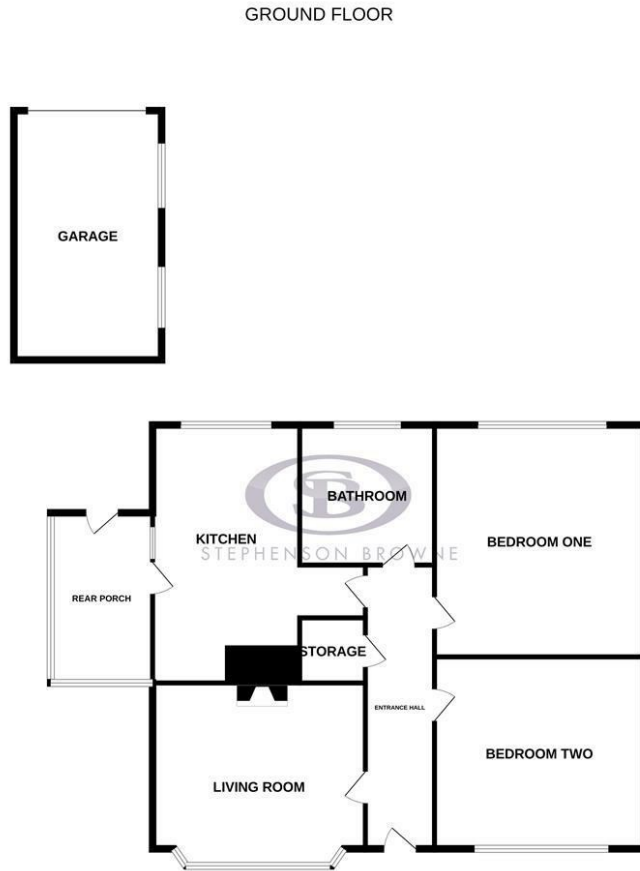
For a FREE valuation please call or e-mail and we will be happy to assist.

#### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map

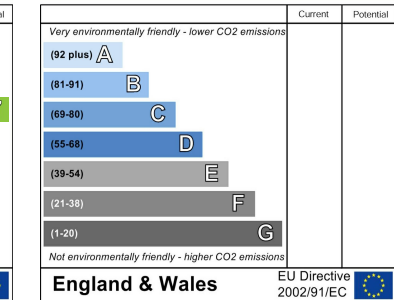
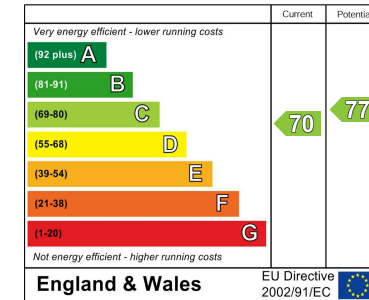


# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
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# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

**T: 01260 545600 E: congleton@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)