



## 48 The Hollow

ST7 4NW

**£285,000**



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STEPHENSON BROWNE

A stunning three-bedroom semi-detached cottage in Mow Cop with countryside views to the front and rear, which has been renovated throughout to an exceptional standard and a real credit to the current owners!

A rare opportunity to purchase a spacious extended cottage which has been refurbished throughout to create a wonderful family home, offering ample space throughout and a superb countryside location.

An entrance porch/conservatory leads to a sitting room, with a well-proportioned lounge/diner opening into a stylish modern kitchen with space for a Range-style cooker, and a useful utility room which completes the ground floor. Upstairs, there are three bedrooms, with the principal bedroom benefitting from a dressing area, whilst the family bathroom features a four-piece white suite with a freestanding bath and a walk-in rainfall shower with a Soho-style screen. The principal and second bedrooms both have fantastic views to the front aspect over fields and countryside!

Off-road parking is provided via a recently completed Tobermore Sienna block-paved driveway, with a path/steps leading to the front door alongside a lawned garden. The fully-landscaped rear garden includes a black limestone patio area with a lawn and border shrubs, with a further seating terrace which features a covered barbecue seating area and field views behind. There are also three outbuildings, including a washing/utility room with power and lighting, as well as a workshop and separate storage building.

The Hollow is an ideal location within Mow Cop, surrounded by countryside but retaining good transport links to commuting routes such as the M6, A500 and A34. Amenities within Mow Cop village, Kidsgrove, Alsager and Congleton are within easy reach. There are also several schools nearby including Woodcock's Well C of E Primary School and Castle Primary School.

A simply gorgeous home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing!



## Entrance Porch/Conservatory

8'9" x 8'2"

Tiled flooring, UPVC double glazed front and rear door, views over fields to the front of the property.

## Sitting Room

16'8" x 9'11"

Laminate flooring, UPVC window and double glazed French doors to the front of the property, feature timber framed double glazed arch window, two wall light points, tall radiator, under stairs storage cupboard.

## Lounge/Diner

25'1" x 12'5"

Laminate flooring, three UPVC double glazed windows, two ceiling light points, two radiators, multi-fuel burner.

## Kitchen

17'8" x 6'10"

Maximum measurements - two UPVC double glazed windows and rear door, downlights, radiator, tiled flooring, tiled splashback, Belfast-style porcelain sink, space for a Range-style cooker, wall and base units providing ample storage, integrated fridge/freezer.

## Utility Room

7'11" x 5'0"

Vinyl laminate effect flooring, downlights, radiator, base units and work surface.



## Landing

LVT flooring, UPVC double glazed window, downlights, loft access.

## Bedroom One

15'6" x 10'5"

Featuring stunning views over countryside to the front aspect, with two UPVC double glazed windows, laminate flooring, ceiling light point, tall radiator, dressing area.

## Bedroom Two

13'4" x 10'2"

Maximum measurements - Laminate flooring, two UPVC double glazed windows, countryside views to the front aspect, downlights, storage cupboard.

## Bedroom Three

8'2" x 6'3"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

## Bathroom

11'0" x 9'1"

Tiled flooring, UPVC double glazed window, downlights, towel radiator, airing cupboard, W/C, wash basin with vanity unit, freestanding bath with mixer tap, walk-in rainfall shower with Soho-style screen.

## Outside

To the front of the property is a recently completed Tobermore Sienna block paved driveway, with a path/steps leading to the front door, and a lawned garden. The fully landscaped rear garden features a black limestone patio, rendered raised beds, a lawn, and a further terrace with barbecue seating area, with fields to the rear.

## Washing Room

6'1" x 6'0"

Outbuilding - space and plumbing for appliances, ceiling light point, power points.

## Workshop

12'2" x 10'1"

Outbuilding - ceiling strip light, security door, opening into further storage area.

## Storage Outbuilding

12'6" x 5'0"

A further outbuilding for storage, with ceiling strip light and security door.

## Council Tax Band

The council tax band for this property is C.

## NB: Tenure

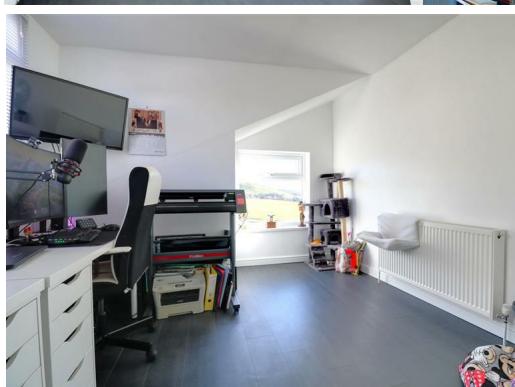
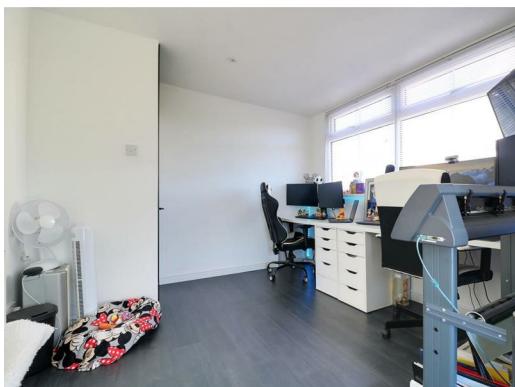
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

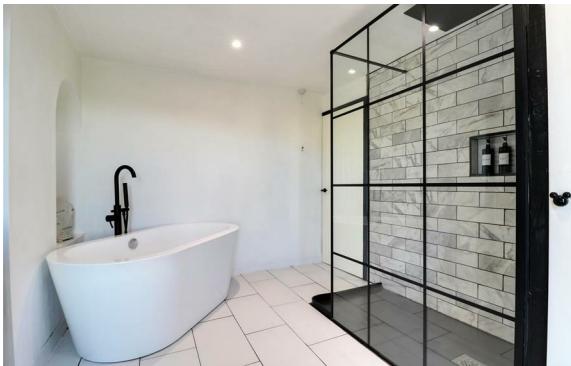
## NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

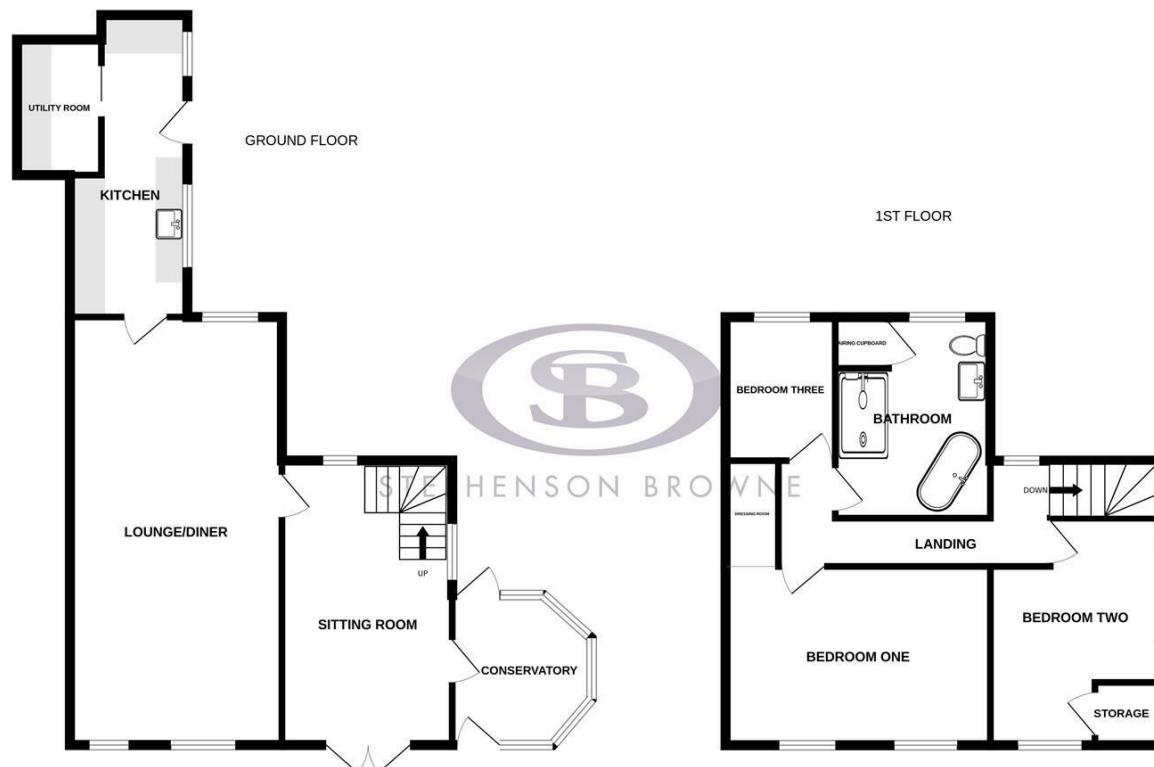
## Agents Note:

We are aware that the neighbouring property has a right of access to use the alley/entry way to the left hand side of the property, between the adjoining properties, for tradespeople if required.





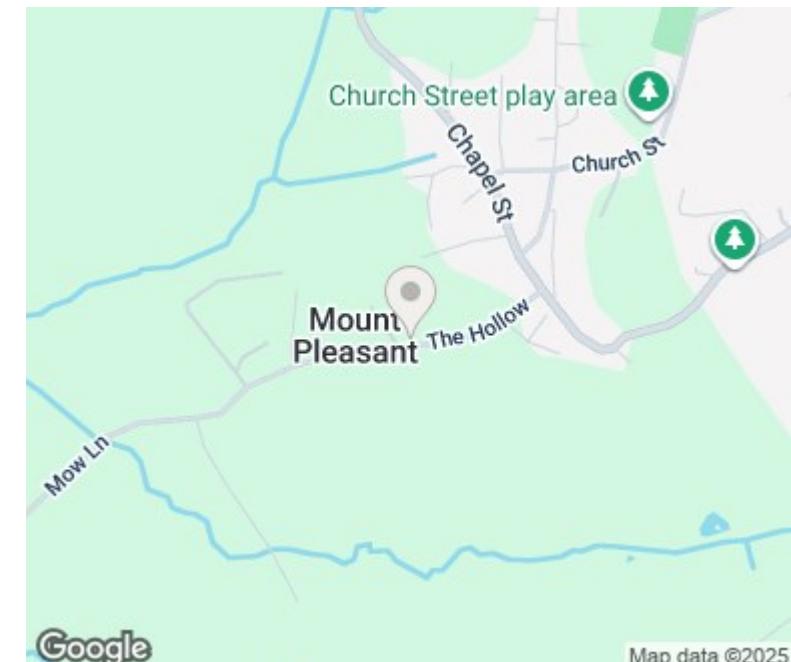
## Floor Plan



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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