



STEPHENSON BROWNE

Mow Cop Road, Mow Cop,

ST7 4NA



Auction Guide £220,000

Description

With stunning far reaching views across the Staffordshire and Derbyshire countryside, this two bedroomed true bungalow is well-proportioned, offering fantastic potential for anyone to create a stunning home, nestled within the village of Mow Cop, the home enjoys direct views onto the historic Castle. Offered for sale with no onward chain. The auction start bid is £220,000 plus reservation fee.

An entrance hallway leads to all rooms, with a spacious lounge to the front of the home, both bedrooms are comfortable double rooms, positioned to the right hand side giving some separation between the living and bedroom accommodation within the home. To the rear of the home is the bathroom and a sizeable breakfast kitchen offering ample space for a breakfast area or table and chairs, the kitchen enjoys uncompromised views of the historic Castle and surrounding green space.

Off-road parking is provided via a driveway and a detached single garage. The property occupies a well-proportioned plot, with gardens to both the front and the rear, along with gated side access. There are a number of mature shrubs and border hedges, creating an ideal outdoor setting to enjoy the idyllic surroundings.

Only a short distance from Mow Cop Castle, the property is ideally placed close to numerous walks and nature spots in the surrounding countryside, whilst retaining transport links to nearby commuting routes such as the M6, A500 and A34. Schools such as Castle Primary School and Woodcock's Well C of E Primary School are nearby, whilst amenities within Alsager, Congleton and Kidsgrove are all still within easy reach.

Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Hallway

Entrance hallway with doors leading to all rooms. Wall mounted radiator, ceiling light point.

Lounge

13'11" x 12'6"

Double glazed window to front elevation enjoying open views over the surrounding countryside. Wall mounted radiator, ceiling light point, stone built fire place and surround housing living flame gas fire.

Breakfast Kitchen

17'10" x 9'2"

Fitted kitchen with a range of wall, base and drawer units, with complementary work surfaces over. Inset composite sink with draining board and mixer tap, under counter space with plumbing and power for appliances, counter space for a breakfast bar area. Double glazed window to rear elevation, door to side elevation giving external access, tiled walls, tiled flooring, wall mounted radiator, ceiling light point.

Bedroom One

12'10" x 10'9"

Double glazed window to rear elevation, wall mounted radiator, ceiling light point. Fitted bedside tables, wardrobes, drawers and cupboards providing ample storage space.

Bedroom Two

10'9" x 8'10"

Double glazed window to front elevation, wall mounted radiator, ceiling light point. Fitted wardrobes with sliding doors providing ample storage space.

Bathroom

8'1" x 6'8"

Three piece suite comprising low level WC, wash basin and double walk in shower tray with shower attachment over. Double glazed obscured window to side elevation, ceiling light point, tiled walls and tiled flooring. Airing cupboard.

Garage

Detached garage with up and over door to the front giving access. Power and lighting.

Externally

Externally to the front is a driveway providing off road parking for numerous vehicles, with additional parking space beyond the double wooden gates also providing side and rear access. To the front the garden is gravelled with mature shrub borders. The rear garden is paved with a tiered lawn area which is surrounded with shrub borders, with feature stone surround from the local quarry at Mow Cop. Due to the position of the home the rear garden is private yet has an open aspect, enjoying views over Mow Cop castle and views onto the surrounding countryside from both the front and rear.



Council Tax Band

The council tax band for this property is C.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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

Pack is provided, which you must view before bidding.

The buyer will pay £349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT.

This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. These services are optional.

Alsager 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.

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

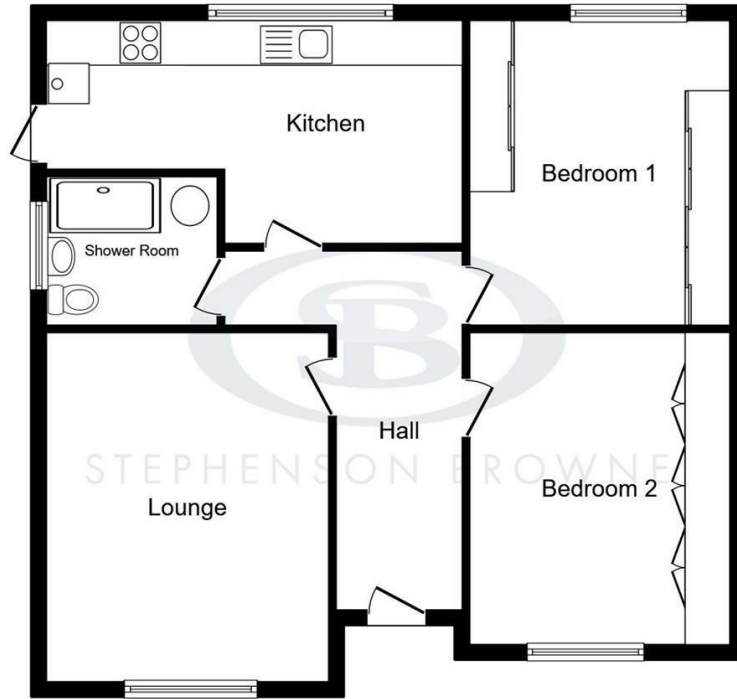
contracts.

NB: Copyright

The copyright of all details, photographs and floorplans

remain the possession of Stephenson Browne.

Floorplans



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



EPC Rating

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	70	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.

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www.stephensonbrowne.co.uk