STEPHENSON BROWNE

Clare Street, Mow Cop

ST7 4PD

4 2 2 C

£365,000

DESCRIPTION

WELL PRESENTED FAMILY HOME - FOUR DOUBLE BEDROOMS - VIEWS FROM THE REAR BEDROOMS - Deceptively spacious split level detached family home extending to approximately 1487 square foot within the popular location of Mow Cop.

In brief the property comprises: Entrance hall with access into the converted garage/utility room, kitchen with fitted appliances, steps down to an open lounge diner with access into the sun room overlooking the rear garden. To the first floor, four double bedrooms with the principal bedroom having its own en-suite, with the family bathroom completing the internal accommodation.

Externally, a driveway to the front provides off road parking with a rear lawn sat behinsd the hedged boundary. To the rear, gardens are low maintenance with an expansive Indian stone sun terrace with a small stream that meanders alongside.

It stands in a lovely area of Mow Cop and whilst it offers a semi rural position, there are still a number of amenities nearby including a nearby shop, several pubs and two primary schools located in the village.

Mow Cop is a beautiful rural village which straddles the Cheshire and Staffordshire border and provides uninterrupted, panoramic views over the rolling countryside and the captivating 'Cheshire Plain'. Ramblers and dog walkers can enjoy the Gritstone Trail and some of the finest walking in the area, with some fantastic ridge walks and many open green spaces of outstanding natural beauty.

The nearby towns of Congleton, Biddulph and Kidsgrove are within easy reach and the M6 motorway is readily accessible with

junctions at either Sandbach or Holmes Chapel. The A500 provides a link to Stoke-On-Trent, as well as major railway stations at Stoke-on-Trent and Crewe.

ROOM DESCRIPTIONS

Entrance Porch
Multi aspect double glazed windows and front door. Tiled flooring.

Entrance Hall
Frosted double glazed composite access door. Understairs storage. Radiator. Tiled floor

Kitchen
15'4" x 9'6"
Dual aspect double glazed windows. Contemporary range of high gloss wall, drawer and base units with timber style work surfaces that incorporate a one and a half bowl composite sink with mixer tap. Integrated electric oven, four ring gas hob and a stainless steel extractor fan. Space and plumbing for a washing machine. Space for an American style fridge freezer. Spotlights. Radiator. Tiled flooring.

Converted Garage/Utility Room
17'2" x 8'11"
Double glazed French doors and dual aspect double glazed windows. Attractive range of wall, drawer and base units with timber style work surfaces that incorporate a white ceramic sink with mixer tap. Space and plumbing for a washing machine. Radiator. Laminate wood flooring.

Lounge Diner
Double glazed French doors with fitted shutters. Two radiators. Laminate wood flooring.

Lounge Area
15'2" x 11'10"

Dining Area
10'3" x 9'5"

Garden Room
13'10" x 9'7"
Double glazed garden room with a double glazed skylight and French doors. Vertical radiator. Tiled flooring.

First Floor Landing
Radiator. Laminate wood flooring.

Principal Bedroom
13'0" x 12'4"
Double glazed window. Built in storage cupboard. Radiator. Laminate wood flooring. Access to:-

En-Suite
8'2" x 4'3"
Suite comprising of a low level WC, vanity basin and walk in shower area with mixer tap. Heated towel rail. Fully tied walls and flooring.

Bedroom Two
13'1" x 11'2"
Double glazed window. Radiator. Laminate wood flooring.

Bedroom Three
11'10" x 9'1"
Double glazed rear window. Radiator. Laminate wood flooring.

Bedroom Four
10'3" x 10'2"
Double glazed rear window. Radiator. Laminate wood flooring.

Family Bathroom
8'3" x 5'10"
Frosted double glazed window. Three piece white suite comprising of a low level WC, pedestal wash basin and a panel bath with a wall mounted electric shower and screen. Heated towel rail. Fully tiled walls and flooring.

Externally
The property is approached via a block paved driveway providing off road parking. Mainly laid to lawn with hedged boundaries. The rear garden is mainly paved and decked providing ample space for garden furniture. Well stocked borders housing a variety of trees, shrubs and plants.

Council Tax Band
The council tax band for this property is D.

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.

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

Floorplans

Clare Street, Mow Cop, ST7 4PD

01270 883130

Ground Floor
Floor area 78.7 sq.m. (847 sq.ft.)

First Floor
Floor area 60.3 sq.m. (649 sq.ft.)

Total floor area: 139.0 sq.m. (1,496 sq.ft.)

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

STEPHENSON BROWNE

Area Map

EPC Rating

Viewing

Please contact our office using the details provided on the final 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: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk