



STEPHENSON BROWNE



Clare Street, Mow Cop

ST7 4PD



£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 behind
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

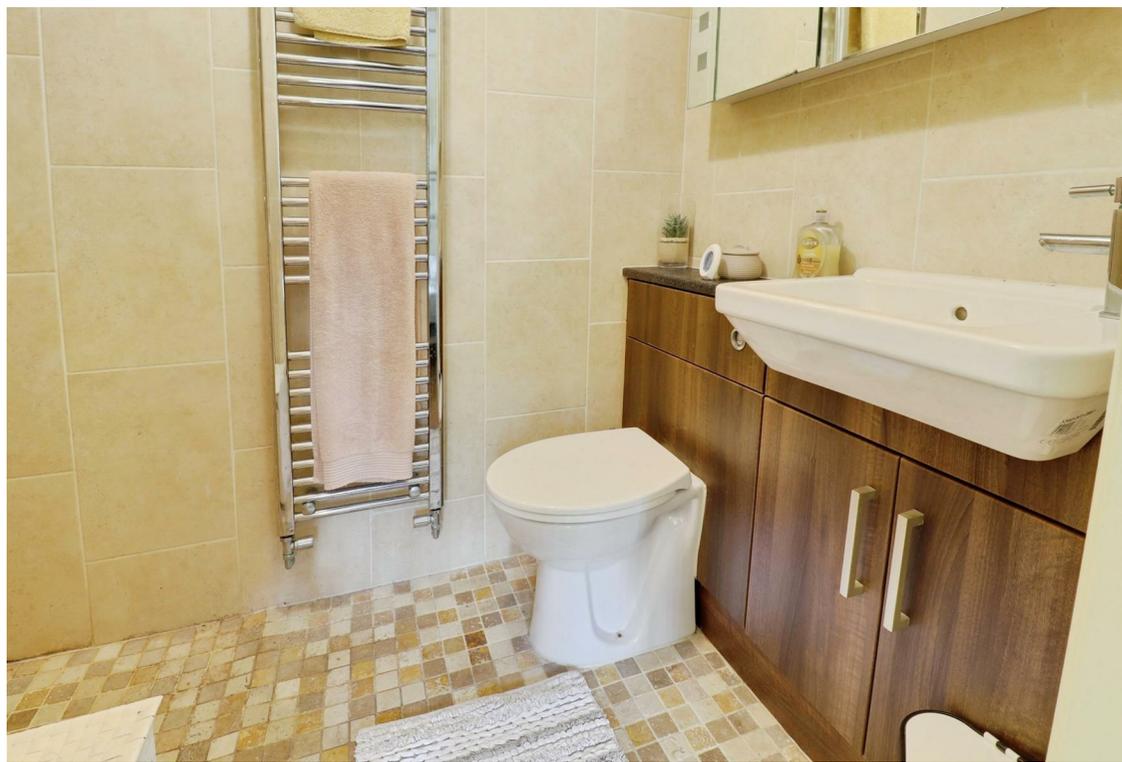
13'0" x 12'4"

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 tiled 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

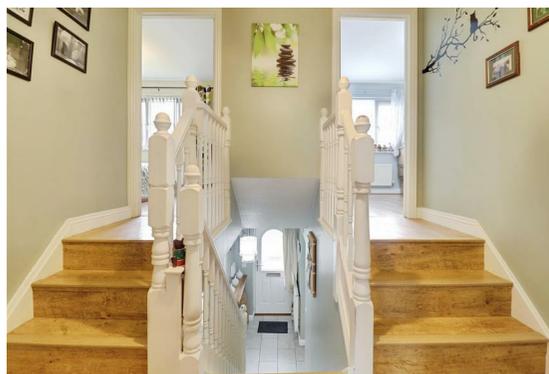
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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.

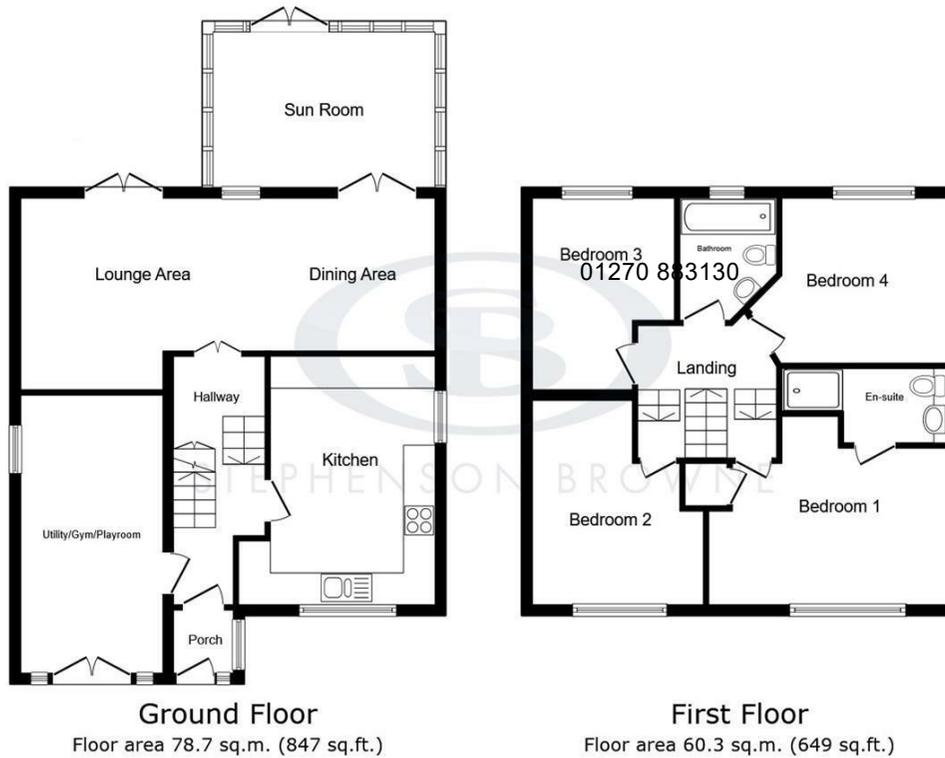
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Floorplans

Clare Street, Mow Cop, ST7 4PD

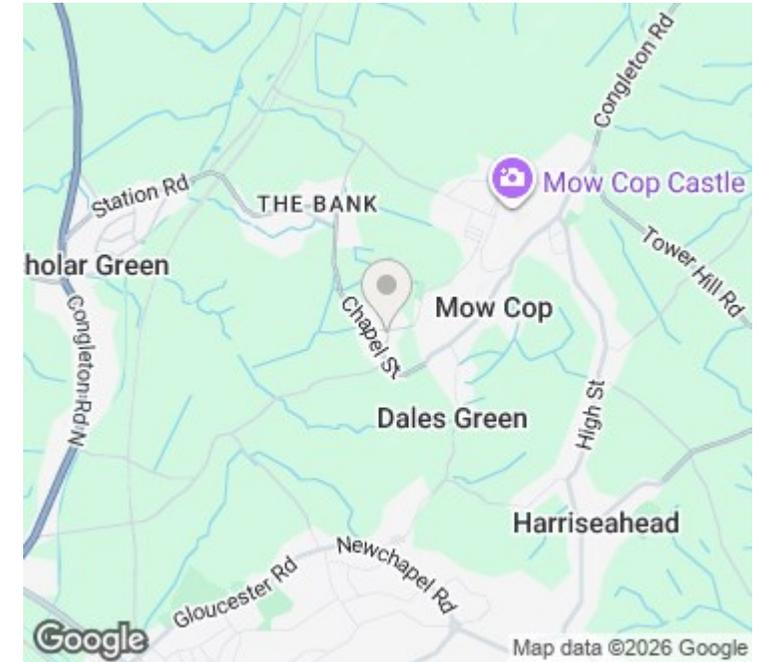


Total floor area: 139.0 sq.m. (1,496 sq.ft.)

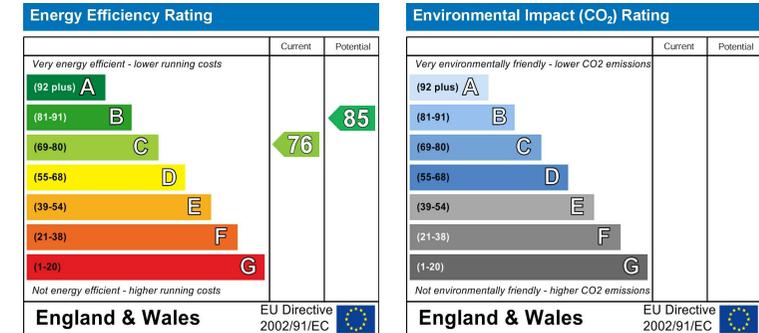
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Area Map



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.

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