

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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38 Station Road
Mow Cop, Stoke-On-Trent,
Staffordshire ST7 3NT

Selling Price: £299,950

- DETACHED HOUSE WITH STUNNING VIEWS
- TWO DOUBLE BEDROOMS
- LOUNGE DINER & SEPARATE FITTED KITCHEN
- WET ROOM STYLE SHOWER ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- SINGLE GARAGE & PARKING FOR UP TO THREE VEHICLES
- SOUTH FACING REAR GARDEN ABUTTING OPEN COUNTRYSIDE
- HIGHLY DESIREABLE AREA OF MOW COP

FOR SALE BY PRIVATE TREATY (Subject to contract)

This property has rural views from all windows. The views to the rear are superb being over the Cheshire Plain and beyond from its elevated location. Viewing essential to fully appreciate!

The property is constructed of cavity brick elevation with PVCu double glazing under a tile roof with gas fired central heating.

The accommodation comprises hall, W.C., lounge/diner with large patio windows to take advantage of the views and fitted kitchen to the ground floor.

At first floor level the landing has a store cupboard and doors to two double bedrooms and bathroom which has been converted to make a shower/wet room.

Externally, to the front is a round lawn with L-shaped tarmac driveway providing parking for three vehicles and terminating at the single attached garage, with paths either side of the property leading to the rear garden which comprises patio area with steps down to lawn and abutting onto open countryside and being south facing.

Mow Cop is a highly desirable area which provides all amenities and a primary school within the village, and only a short drive from Congleton, Alsager, Kidsgrove and Biddulph.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Hardwood front door to hall.

HALL : Stairs. Radiator. Doors to principal rooms. Door to W.C. 3x PVCu double glazed window to front elevation going up the stairs.

SEPARATE W.C. : Opaque double glazed window. Low level W.C.

LOUNGE DINER 17' 8" x 13' 5" (5.38m x 4.09m): PVCu double glazed window to front aspect. Large double glazed patio window to rear with rural views over the Cheshire Plain. Two radiators. BT point.

KITCHEN 10' 0" x 9' 4" (3.05m x 2.84m): PVCu double glazed window to rear with rural outlook. Fitted matching base and eye level units with single drainer stainless steel sink with mixer tap. Space for slot in cooker fridge/freezer and plumbing for a washing machine. Roll edge laminate preparation surfaces. Tiled splashbacks. Doorway to rear porch.

REAR PORCH : PVCu double glazed door to outside.

First Floor :

LANDING : PVCu double glazed window. Fitted cupboard with shelving. Doors to all other rooms.

BEDROOM 1 11' 6" x 13' 6" (3.50m x 4.11m): PVCu double glazed windows to front and rear aspects. Two radiators. Access to roof space.

BEDROOM 2 REAR 10' 0" x 9' 6" (3.05m x 2.89m): PVCu double glazed window to rear aspect. Radiator.

WET ROOM : PVCu double glazed opaque window to rear aspect. White suite comprising: Low level W.C. and wash hand basin set in vanity unit. Shower area with curtain. Fully tiled walls. Radiator. Shaver point. Extractor fan. Door to airing cupboard with lagged cylinder with cold water feeder tank above.

Outside :

FRONT : Driveway extending to the front of the property and to the garage, providing off road parking for three cars. Raised lawn.

SIDE : Paths to side leading to the rear. To the left gable end there is a door to under stairs storage.

REAR : Patio area with step down to lawn garden abutting onto open countryside and having superb rural views for miles over the Cheshire Plain.

GARAGE 17' 8" x 9' 3" (5.38m x 2.82m): Double vehicle access doors. Power and light. PVCu double glazed opaque window to rear elevation.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV ST7 3NT

Energy performance certificate (EPC)		
38, Station Road Mow Cop STOKE-ON-TRENT ST7 3NT	Energy rating D	Valid until: 14 February 2026 Certificate number: 8266-7729-4050-8127-8992
Property type	Detached house	
Total floor area	74 square metres	

Rules on letting this property

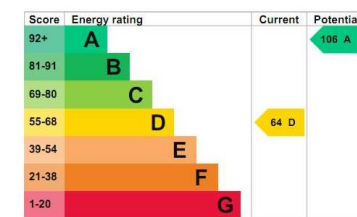
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

