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## 41 Primitive Street

Mow Cop, Stoke-On-Trent,  
Staffordshire ST7 3NW

**Selling Price: Offers in the Region  
Of £280,000**

- FABULOUS THREE BED SEMI DETACHED COTTAGE HOME
- LOVELY EXTENDED PROPERTY WITH STUNNING VIEWS
- THREE RECEPTION ROOMS - FULL OF CHARACTER
- FARMHOUSE STYLE KITCHEN WITH SEPARATE DINING ROOM
- ENCLOSED REAR GARDEN ENJOYING THE AFTERNOON SUN & SUNSETS
- SEMI RURAL LOCATION OF MOW COP

## FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\*WOW! WHAT AN UNEXPECTED SURPRISE - THIS IS A MUST SEE FOR YOURSELF!\*\***

Nestled in the picturesque and sought after area of Mow Cop village, this charming and unique extended character cottage, boasts amazing views from the large picture window over the Cheshire Plain towards the far-reaching mountains of Wales. The village has good primary schools and all the usual amenities and only being a short drive away from the larger towns.

Whilst the cottage retains its original character features, it has all the modern fixtures and fittings that today's buyers are looking for.

The property benefits from gas central heating and PVCu double glazing with the rear window being triple glazed and comprises: front door to sitting room. snug, living room with countryside views, traditional farmhouse style kitchen and dining room to the ground floor. At first floor level the landing allows access to three good sized bedrooms and a bathroom.

Externally a gated pathway with cottage style frontage and path to side leads to an enclosed lawn rear garden with patio area which gets the afternoon and evening sunshine with amazing sunset views.

**\*\*This is truly an exceptional must see property\*\***



**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE :** PVCu double glazed front door with coloured leaded glass to:

**SITTING ROOM 13' 7" x 10' 2" (4.14m x 3.10m):** PVCu double glazed bay window. Beams to ceiling. Full of character. Slate fireplace. Radiator. 13 Amp power points. Doorway to:

**SNUG 11' 2" x 13' 6" (3.40m x 4.11m) maximum (11'0 minimum):** Slate fireplace. Radiator. Beams to ceiling. Latch door to staircase. Door to kitchen. Door to understairs cupboard. Double width opening to:

**LIVING ROOM 16' 7" x 13' 2" (5.05m x 4.01m):** Large PVCu triple glazed picture window with fantastic views over the Cheshire Plain and beyond towards Wales. Beaming to ceiling. Radiator. PVCu double glazed French doors to rear garden.

**KITCHEN 9' 10" x 7' 0" (2.99m x 2.13m):** PVCu double glazed window to rear and side aspect. Farmhouse style with timber base units and working surfaces. Double ceramic Belfast deep sink with mixer tap. Space for range cooker. Tiled splashbacks. Tiled floor. Access to:

**DINING ROOM 12' 4" x 7' 2" (3.76m x 2.18m):** PVCu double glazed windows to side and front aspect with timber shutters. Radiator. Laminate floor. Cupboard incorporating Worcester gas central heating boiler.

**First floor :**

**LANDING :** Access to roof space. PVCu double glazed window to side aspect. Radiator. Latch pine doors to all rooms.

**BEDROOM 1 FRONT 13' 8" x 11' 7" (4.16m x 3.53m):** PVCu double glazed window to front aspect. Varnished floorboards. Radiator. Access to roof space.

**BEDROOM 2 REAR 10' 2" x 10' 8" (3.10m x 3.25m):** PVCu double glazed window to rear aspect. Varnished floorboards. Over stairs



cupboard. Offers the potential of being extended out further into a master bedroom with sought planning permission.

**BEDROOM 3 FRONT 11' 3" x 7' 2" (3.43m x 2.18m):** PVCu double glazed window to front aspect. Varnished floorboards. Radiator.

**BATHROOM 7' 2" x 6' 10" (2.18m x 2.08m):** PVCu double glazed opaque window. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with shower and curtain over. Fully tiled walls and floor. Radiator.

**Outside :**

**FRONT :** Country cottage style frontage. Recently re-rendered (K-rendering). Path to side leading to the rear.

**SIDE :** Path to side leading to the rear.

**REAR :** Timber decking seating area from dining room with steps down to fully enclosed garden laid mainly to lawn with mature shrub borders, storage area under living room. Further timber decking area. Brick work area suitable for a shed or barbeque pit. Further flagged seating area leading onto path to side and onto the front.

The rear garden has the benefit of the afternoon sunshine with spectacular views of the sunset over the Cheshire plains.

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

**TENURE :** Freehold (subject to solicitors verification).

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: ST7 3NW



### Energy performance certificate (EPC)

