



Energy performance certificate (EPC)																																		
66 Top Station Road Mow Cop STONK CHESHIRE ST7 3NP	Energy rating <b>E</b>	Valid until: 11 March 2032 Certificate number: 0330-3869-9178-2982-4455																																
Property type	Detached house																																	
Total floor area	77 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/energy-ratings-for-landlords">https://www.gov.uk/guidance/energy-ratings-for-landlords</a>																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is E. It has the potential to be A.																																		
<a href="#">See how to improve this property's energy</a>																																		
<table border="1"> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> <tr> <td>91-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>71-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>61-70</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>51-60</td> <td>E</td> <td>55</td> <td></td> </tr> <tr> <td>41-50</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>31-40</td> <td>G</td> <td></td> <td></td> </tr> </table>	Score	Energy rating	Current	Potential	91-100	A			81-90	B			71-80	C			61-70	D			51-60	E	55		41-50	F			31-40	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
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**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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66 Top Station Road,  
Mow Cop, Cheshire ST7 3NP

Selling Price: £240,000

- TWO BEDROOM DETACHED PROPERTY
- LOUNGE DINER
- CONSERVATORY TO SIDE
- DRIVEWAY TO FRONT
- ENCLOSED REAR GARDEN
- GORGEOUS VIEWS
- NO CHAIN

A RURALLY POSITIONED, BEAUTIFULLY PRESENTED TRADITIONAL TWO BEDROOM DETACHED COTTAGE WHICH TAKES ADVANTAGE OF GORGEOUS UNBROKEN VIEWS OVER SEVEN COUNTIES.

Two bedrooms, lounge through dining room, conservatory, kitchen, bathroom, loft storeroom, extensive lawned gardens and private driveway.

Situated on the Cheshire/Staffordshire border this delightful cottage enjoys charming rural views over seven counties on a clear day and is complimented with extensive lawned gardens to the rear, which enjoy a sunny aspect, with its own private driveway to the front.

This home is provided with double glazing and gas central heating, with the accommodation having been vastly improved by the current vendors which now offers a good-sized lounge/dining room with lovely solid fuel stove and oak flooring.

A nice addition is the side conservatory, which takes advantage of the sunny aspect and far-reaching views. The fitted kitchen is provided with a small utility area and off that is the bathroom.

To the first floor are two double bedrooms and useful loft room which is ideally suited to an office.

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

**FRONT ENTRANCE :** PVCu double glazed front door with leaded and stained glass upper light to:

**PORCH :** PVCu double glazed windows to dual aspects. Stone effect tiled floor. PVCu double glazed door to:

**LOUNGE THROUGH DINING ROOM 6.22m (20ft 5in) x 3.91m (12ft 10in) reducing to 9' 10":** PVCu double glazed window to front aspect. Exposed brick Inglenook fireplace having solid fuel stove inset with quarry tiled hearth. Two double panel central heating radiators. 13 Amp power points. Solid oak floor. Recessed downstairs storage. Door with stairs to first floor. Multi-glazed door to kitchen. Multi-glazed door to:

**CONSERVATORY/SUN LOUNGE 17' 3" x 6' 8" (5.25m x 2.03m):** Three Velux roof lights. Brick built base with PVCu upper panels. One double and one single panel central heating radiators. Stone effect tiled floor. PVCu double glazed French doors to rear garden.

**KITCHEN 4.06m (13ft 4in) x 1.96m (6ft 5in) :** Timber framed sealed unit double glazed windows to rear and side aspects. Range of maple effect fronted eye level and base units having solid wood preparation surfaces over with ceramic wash hand basin inset. Gas cooker. Integrated fridge. Freestanding fridge/freezer. Double panel central heating radiator. 13 Amp power points. Ceramic tiled floor. Panelled door with double glazed upper light to side.

**UTILITY AREA :** Wall mounted Glow-worm Ultimate gas combi boiler. Space and plumbing for washing machine. Door to:

**BATHROOM 9' 4" x 5' 2" (2.84m x 1.57m):** Timber framed sealed unit double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton mains fed shower over. Stone effect tiles to splashbacks. Wall mounted centrally heated towel radiator. Granolithic tiled floor.

**First floor :**

**BEDROOM 1 FRONT 3.66m (12ft 0in) x 3.05m (10ft 0in) :** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature tiled fireplace. Access via a retractable ladder to:

**LOFT 3.96m (13ft 0in) x 3.48m (11ft 5in) to extremes limited headroom:** Velux roof light. 13 Amp power points. Boarded floor.

**BEDROOM 2 REAR 10' 0" x 10' 0" (3.05m x 3.05m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**Outside :**

**FRONT :** A private driveway providing parking for two cars.

**REAR :** Adjacent to the property is a crazy paved seating area, which enjoys far reaching views over seven counties and the main lawned gardens. Beyond are established lawned gardens with mature well stocked flower borders, and stone laid feature rockery garden, beyond which is an area set aside for a vegetable garden. Timber summerhouse.

**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:** B

**DIRECTIONS:** From our offices proceed along West Street to the A34 Southwards to Pecks Restaurant (two and a half miles). Turn left and after two and a quarter miles turn left into Station Road, pass over the level crossing and continue up whereby Station Road becomes Top Station Road where the property will be found on the right hand side.

