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**159 Mow Cop Road**

Mow Cop, Stoke-On-Trent, Staffordshire  
ST7 4NJ

**Selling Price: £230,000**

- WELL PRESENTED SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- SEMI RURAL LOCATION WITH FAR REACHING VIEWS
- USEFUL DETACHED HOME OFFICE
- AMPLE DRIVEWAY FOR SEVERAL CARS



**\*\*Charming Semi-Detached Home with Countryside Views\*\***

Discover this delightful semi-detached house nestled in a peaceful semi-rural location.

Enjoy breath-taking views, modern amenities, and convenient access to local towns and countryside.

**Key Features:**

**Spacious Layout:** Two double bedrooms, a spacious lounge, a breakfast kitchen, and a cloakroom/WC.

**Flexible Space:** A detached outbuilding offers a versatile office or workspace.

**Outdoor Oasis:** A pleasant landscaped rear garden with open countryside views and a private driveway for parking.

**Modern Comforts:** PVCu double glazing and gas central heating.

**Prime Location:** Enjoy a tranquil setting while being within easy reach of local towns and amenities. Explore the beautiful countryside and enjoy peaceful walks. Benefit from convenient access to major transportation routes.

This charming property offers the perfect blend of modern comfort and rural living.

Don't miss this opportunity to make it your home!

**The accommodation briefly comprises**

(all dimensions are approximate)

**ENTRANCE HALL :** PVCu double glazed front entrance door. Staircase to first floor. Single panel central heating radiator. Oak effect floor.

**LOUNGE 15' 8" x 11' 6" (4.77m x 3.50m) to alcove:** PVCu double glazed bay window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Living flame coal effect gas fire set on composite stone hearth and back.

**BREAKFAST KITCHEN 13' 3" x 11' 6" (4.04m x 3.50m):** Comprising light oak effect fitted base and wall units with marble effect work surfaces. Single drainer sink. Utility cupboard with space and plumbing for washing machine and Worcester gas combi boiler. Quarry tiled floor. Chrome centrally heated towel radiator. Walk-in understairs area. French doors to the rear garden with a lovely view over adjacent countryside. PVCu double glazed side external entrance door.

**CLOAKS/W.C. :** Low level W.C. Centrally heated towel radiator. PVCu double glazed window to side aspect.

**First Floor :**

**LANDING :** Access to loft. Window to side with far reaching views.

**BEDROOM 1 FRONT 11' 6" x 9' 8" (3.50m x 2.94m):** Two PVCu double glazed windows to front aspect with a pleasant outlook. Single panel central heating radiator. Picture rail. Tiled feature fireplace. 13 Amp power points.

**BEDROOM 2 REAR 11' 11" x 8' 4" (3.63m x 2.54m):** PVCu double glazed window to rear with extensive views over open fields. Single panel central heating radiator. 13 Amp power points.

**SHOWER ROOM 7' 9" x 6' 0" (2.36m x 1.83m):** Low voltage downlighters inset. Enclosed shower cubicle with thermostatically controlled mains fed shower, low level W.C. and

wash hand basin. PVCu double glazed window to rear. Contemporary style towel radiator.

**Outside :**

**FRONT :** A landscaped front garden with shrub borders to the front and side. A driveway provides plenty of parking for vehicles. A pathway leads to the side of the house.

**OUTBUILDING/OFFICE 15' 9" x 7' 8" (4.80m x 2.34m):** A very useful outbuilding currently used as an office with windows to the side and front. Electric light and power. Side external access door. An ideal office room or work space to work from home which is well insulated.

**REAR :** A landscaped garden with patio area and gravel area. Far reaching views over open fields to the side. The garden attracts all day sun and is a pleasant outside space with views. Needs to be seen to be fully appreciated.

**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:** Newcastle-Under-Lyme Borough Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: ST7 4NJ

