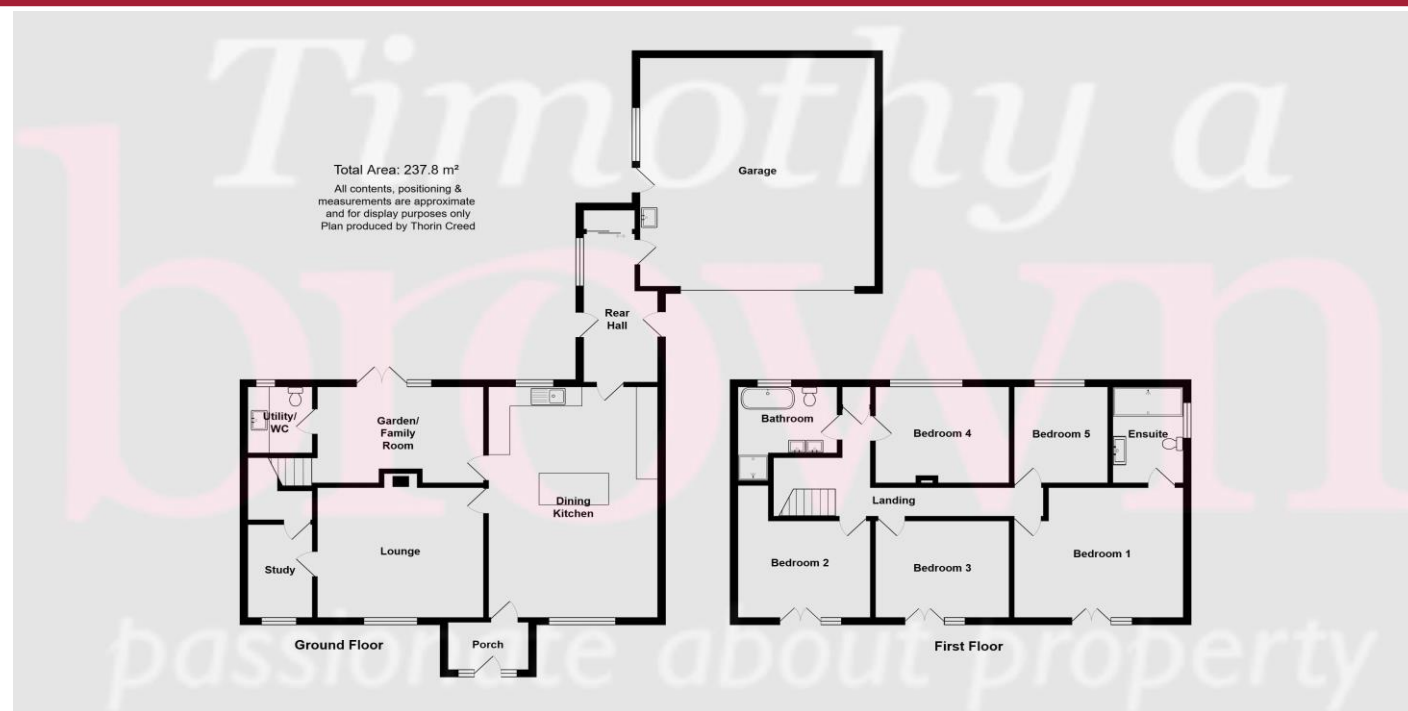


Timothy a brown



Energy performance certificate (EPC)			
46 Wood Street Mow Cop STOKE-ON-TRENT ST7 3PF	Energy rating C	Valid until:	12 July 2035
		Certificate number:	9804-3052-1203-2265-6204
Property type		End-terrace house	
Total floor area		189 square metres	

Rules on letting this property

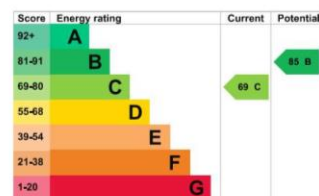
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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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Timothy a brown

www.timothyabrown.co.uk

46 Wood Street,
Mow Cop, Stoke-On-Trent,
Staffordshire ST7 3PF

Selling Price: £559,950

- STUNNINGLY TRANSFORMED, STONE-BUILT HOME WITH NO ONWARD CHAIN
- FIVE GOOD SIZED BEDROOMS, THREE WITH JULIETTE BALCONIES
- QUALITY FITTED DINING KITCHEN
- LOUNGE WITH WOOD BURNING STOVE
- UTILITY/W.C., MODERN FAMILY BATHROOM & EN-SUITE TO MASTER BEDROOM
- STUDY, GARDEN/FAMILY ROOM & LARGE REAR HALL
- LANDSCAPED GARDENS, LARGE DRIVEWAY & GARAGE
- MAGNIFICENT VIEWS OF THE CHESHIRE PLAIN & BEYOND
- NESTLED JUST BELOW THE ICONIC MOW COP CASTLE

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN A stunning, large stone-built home having an attractive façade but internally it has been transformed to make a totally up-to-date family home.

From the first floor THREE JULIETTE BALCONIES, there are magnificent views of the Cheshire Plain and beyond.

The property is nestled just below the iconic Mow Cop Castle and externally it has well-maintained grounds comprising long tarmac driveway and parking, terminating at the very large garage which could easily, subject to planning, be converted to an annexe as it is attached to the main house by a rear hallway.

Externally to the front are very attractive yellow Riverstone and slate chipping flower and shrub beds. To the rear it has a suntrap patio with steps up to a further patio area and having an ornamental fishpond. Below this area is a large garden storage area.

Step inside the gas centrally heated and PVCu double glazed property and immediately be impressed by the quality of the specification, flexible layout and excellent standards of finish. From the open porch you have a composite front door to internal porch and door to a large dining kitchen with underfloor heating throughout fitted with an extensive range of quality kitchen units having Corian preparation surfaces. From the kitchen, doors lead into various rooms with lounge having feature wood burning stove, study,



garden room opening up to the patio, stairs to first floor, utility/W.C., large rear hall with cloaks cupboard, doors to the rear garden, driveway and to the garage.

At first floor level, the 'L'-shaped landing allows access to five good sized bedrooms, the master having a quality en-suite, and finally, a large family bathroom. The total accommodation amounts to 2,560 ft2 (237.8 m2) (including garage).

Mow Cop is a semi-rural village having local schools, village shop and other amenities, and is on the Cheshire and Staffordshire border. The village is conveniently located for the motorway network, and for access to Congleton and Stoke on Trent.

Make that viewing now, as we anticipate tremendous interest in this characterful family home. In the meantime, please view our video tour of this outstanding home.

The accommodation briefly comprises:
(all dimensions are approximate)

OPEN PORCH : Composite front door to:

PORCH 7' 6" x 4' 8" (2.28m x 1.42m) : Door to:

DINING KITCHEN 23' 6" x 15' 11" (7.16m x 4.85m) : Low voltage downlighters inset. PVCu double glazed windows to front and rear aspects. Quality contemporary fitted cream hi-gloss base and eye level units with Corian preparation surfaces having 1.5 bowl sink unit inset with mixer tap. Large, matching central island breakfast bar. Chrome centrally heated towel radiator. Laminate floor. Doors to other rooms.



LOUNGE 15' 5" x 12' 3" (4.70m x 3.73m) : PVCu double glazed window to front aspect. Feature fireplace with wood burner inset. Door to:

STUDY 9' 5" x 6' 0" (2.87m x 1.83m) : PVCu double glazed window to front aspect. Door to understairs store cupboard.

GARDEN ROOM/FAMILY ROOM 15' 8" x 9' 8" (4.77m x 2.94m) : PVCu double glazed French doors to rear patio. Laminate floor. Door to:

UTILITY ROOM/W.C. 6' 1" x 6' 9" (1.85m x 2.06m) : PVCu double glazed window to rear aspect. Fitted with hi-gloss units having stainless steel sink unit inset. Space and plumbing for washing machine. Space for tumble dryer. W.C. Laminate floor.

REAR HALL 15' 0" x 6' 10" (4.57m x 2.08m) : Composite doors to rear garden and side driveway. Laminate floor. Shelving. Double doors to deep cloaks cupboard. Door to garage.

First Floor :

'L'-SHAPED LANDING : Access to roof space. Doors to principal rooms. Door to linen cupboard.

BEDROOM 1 FRONT 16' 0" x 13' 0" (4.87m x 3.96m) : PVCu double glazed French doors to safety glazed Juliette balcony. PVCu double glazed window to side aspect. Rural views.

EN-SUITE 10' 0" x 6' 6" (3.05m x 1.98m) : Low voltage downlighters inset. PVCu double glazed window to side aspect. White suite comprising: Large shower enclosure, wash hand basin set in unit and low level W.C. Heated towel radiator. Fully tiled walls. Laminate floor.

BEDROOM 2 FRONT 12' 6" x 9' 4" (3.81m x 2.84m) plus desk recess : PVCu double glazed French doors to safety glazed Juliette balcony. Rural views.

BEDROOM 3 FRONT (Middle) 12' 6" x 9' 0" (3.81m x 2.74m) : PVCu double glazed French doors to safety glazed Juliette balcony. Rural views.



BEDROOM 4 REAR 12' 6" x 9' 8" (3.81m x 2.94m) : PVCu double glazed window to rear aspect. Presently used as a sitting room.

BEDROOM 5 REAR 10' 0" x 8' 9" (3.05m x 2.66m) : PVCu double glazed window to rear aspect.

BATHROOM 10' 0" x 8' 9" (3.05m x 2.66m) : PVCu double glazed opaque window to rear aspect. White suite comprising: Tub style bath, double wash hand basins set in unit, separate shower enclosure and W.C. Heated towel radiator. Fully tiled walls. Electric shaver point.

Outside :

FRONT : Long tarmac driveway extending to the side and terminating at the garage. The front garden is landscaped with yellow shale pebbles and slate chipping with attractive shrubs. Steps and pathway to the front door.

SIDE : Wide tarmac driveway. Stone wall and conifer boundary hedge.

REAR : Patio with slate raised beds. Stone retaining wall with step up to further patio seating area with fishpond, having concealed store below (24' 9" x 18' 8" max 6' 8" min). Rear gate with access to Mow Cop Castle.

GARAGE 23' 9" x 22' 0" (7.23m x 6.70m) internal measurements : Very large garage. Double sized electric roller vehicle access door. PVCu double glazed window to side. Power and light. Belfast sink with hot and cold taps. Subject to planning, this could be converted into a living space annexe.

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**

TAX BAND: D LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV ST7 3PF

