



**North Street**  
**Mow Cop, ST7 4PA**

- SEMI DETACHED HOUSE
- WITHIN SEMI RURAL MOW COP
- NO CHAIN - FURTHER POTENTIAL
- PARKING TO THE FRONT
- GARDEN TO THE REAR
- SPACIOUS PROPERTY
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

**£135,000**







## Property Description

### INTRO

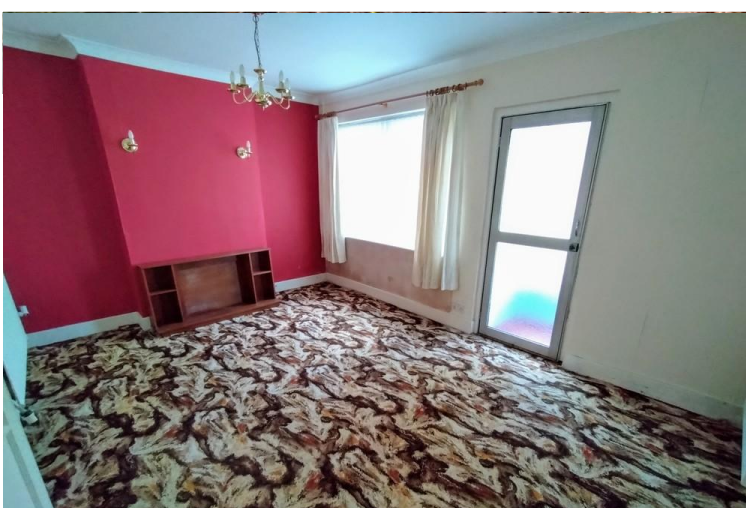
Located within the semi rural village of Mount Pleasant Mow Cop, a semi detached house with no chain & some further potential, comprising, porch, two good size reception rooms, a rear porch, kitchen, a ground floor shower room, two double bedrooms & a third smaller bedroom/office. Externally a parking area to the front, a patio and rear garden area. UPVC double glazing & gas central heating. A view over the Cheshire Plain to the front/right. The property is located with the popular location with amenities close by, road links to the A34 leading to larger towns. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4PA. Turn in to North Street and the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE PORCH

Entered through a UPVC door with windows to the front







and side elevations. Door to:

#### LOUNGE

15' 5" x 10' 11" (4.7m x 3.33m)

Window to the front elevation. Radiator, double doors to:

#### DINING ROOM

13' 4" x 12' 1" (4.06m x 3.68m)

Understairs store, two radiators. UPVC patio doors to:

#### REAR PORCH

Window to the side elevation. Wall mounted gas central heating boiler. Door to :



#### KITCHEN

11' 9" x 9' 3" (3.58m x 2.82m)

Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Built in double oven, hob with extractor over. La minate flooring. External access door to the side.

#### INNER HALL

Window to the side elevation. Store cupboard. Door to :

#### SHOWER ROOM

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Radiator.



#### FIRST FLOOR LANDING

Window to the side elevation. Doors too:

#### BEDROOM ONE

14' 1" x 10' (4.29m x 3.05m)

Window to the rear elevation. Fitted wardrobes. Radiator.

#### BEDROOM TWO

12' 2" x 10' 11" (3.71m x 3.33m)

Window to the front elevation with views towards the Cheshire plane. Fitted wardrobes. Radiator.

#### BEDROOM/OFFICE

10' 11" x 3' 11" (3.33m x 1.19m)

Window to the front elevation. Radiator.



#### EXTERNALLY

##### FRONT

Gravel drive provides off road parking.

##### REAR

Patio area with a pathway behind the neighbouring property leading to a garden area.





## VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

## FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

## MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

## VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including [Rightmove.co.uk](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

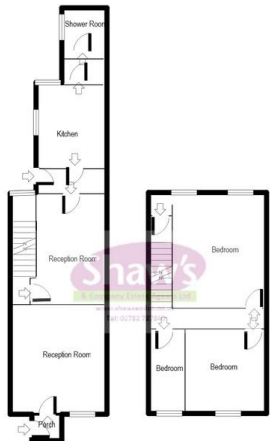
## LOCAL AUTHORITY

Cheshire East Council.

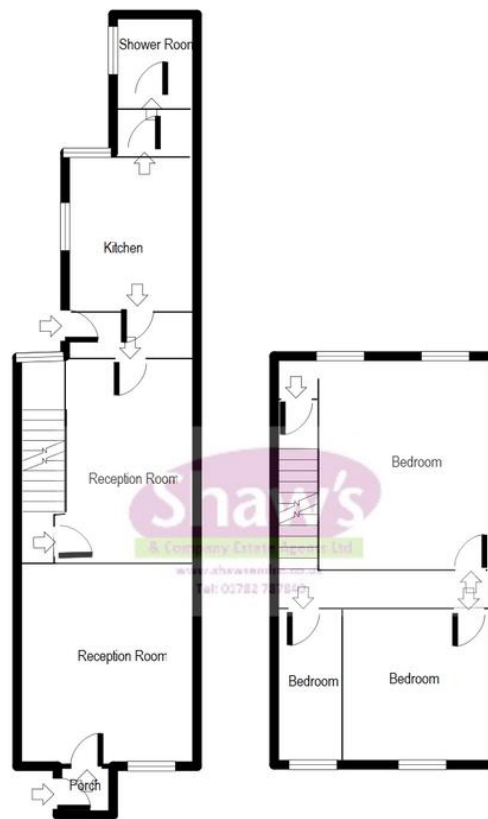
## COUNCIL TAX BAND A

## EPC RATING (PDF available online)

Current: Potential:







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder

43 Liverpool Road  
 Kidsgrove  
 Stoke-On-Trent  
 Staffordshire  
 ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
 01782 787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements