

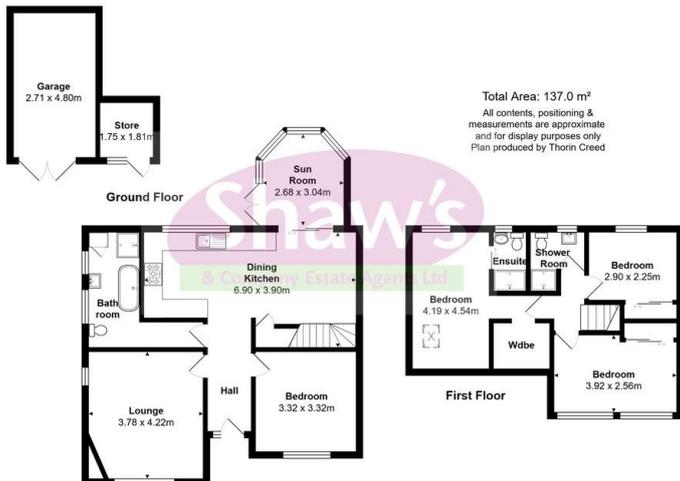


**Mow Cop Road**  
**Mow Cop, ST7 4NA**

- DECEPTIVELY SPACIOUS RESIDENCE
- COMPLETELY REFURBISHED
- HIGH SPECIFICATION
- BEAUTIFULLY PRESENTED

- MUST BE VIEWED TO APPRECIATE
- FOUR BEDROOMS, ENSUITE, BATHROOM & SHOWER ROOM
- STUNNING KITCHEN/DINING ROOM
- LANDSCAPED GARDENS & DRIVEWAY

**£378,000**





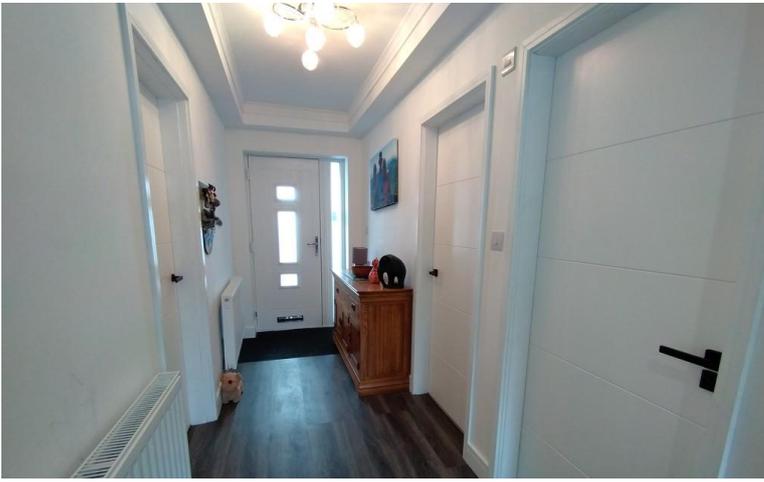
## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a deceptively spacious of approx 1450 sqft C rated EPC Fully professionally refurbished with the highest finish & specification from top to tail. This detached residence suitable for a family, which must be viewed! comprising; A wide hallway, lounge, 22' modern kitchen/dining room with integrated appliances, orangery/conservatory, ground floor bedroom, spacious family bathroom, first floor three bedrooms, ensuite, dressing room, plus a first floor shower room. Externally landscaped gardens to the front, a driveway, garage & workshop, a beautiful landscaped rear garden attracting afternoon sun. A far reaching view to the front. UPVC double glazing & combi heating. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4NA proceeding from Scholar Green the property can be found on the left hand side as identified by our for sale sign.



#### ENTRANCE HALL

With access via a composite front entrance door with glazed panels to the side, two radiators. Coving to the ceiling.

#### LOUNGE

14' 5" x 12' 05" (4.39m x 3.78m)

With a large window to the front and far reaching views, window to the side, radiator. Coving to the ceiling TV socket. Plasma style electric fire.



#### KITCHEN/DINER

22' 7" x 12' 9" (6.88m x 3.89m) reducing to 9'5

A very spacious kitchen/dining room with plenty of dining space etc, comprising a well appointed modern fitted kitchen installed new in 2024 with plenty of base and wall units, worksurfaces, ceramic sink, integrated dish washer, washing machine/dryer, tall fridge freezer, and a second freezer, 5 ring gas hob, double oven, vented extractor hood, black glass splash back, corner cupboards ideal for recycling/bins. Window to the rear, radiator. Down lighters to the ceiling. Large under stairs cloaks/store area. Glazed patio doors to;

#### CONSERVATORY/ORANGERY

10' 6" x 9' 3" (3.2m x 2.82m)

A very useful all year round room with fitted warm roof, windows over looking the garden, electrical heater.



#### GROUND FLOOR BEDROOM

10' 10" x 10' 9" (3.3m x 3.28m)

Window to the front, radiator. TV socket. Coving to the ceiling.

#### GROUND FLOOR BATHROOM

Comprising a good sized ground floor bathroom, with a large free standing bath, low elve W.C, wash hand basin and vanity cabinet, large walk in shower cubicle. Boiler housing the Baxi 600 combi boiler. Two windows to the side. Shower screen walls and ceiling. Chrome towel radiator.



#### FIRST FLOOR LANDING

#### BEDROOM ONE

14' 10" x 8' 3" (4.52m x 2.51m)

A spacious double bedroom, window to the rear with a pleasant view to the rear garden, radiator. Velux window to the front. Storage to the front eaves.

#### DRESSING ROOM

6' x 5' (1.83m x 1.52m)

With fitted shelving and storage space, electric light.



Sloping ceiling.

#### ENSUITE

Comprising an enclosed shower cubicle with an electric shower, low level W.C wash hand basin, radiator, window to the rear.

#### BEDROOM TWO

12' 9" x 8' 4" (3.89m x 2.54 m)

Radiator, fitted wardrobes with plenty of hanging space and shelving etc, two windows to then front with a far reaching view.



#### BEDROOM THREE

9' 6" x 7' 4" (2.9m x 2.24m)

Window to the rear over looking the garden, vertical radiator. Fitted wardrobes providing lots of storage space.

#### FIRST FLOOR SHOWER ROOM

Comprising a low level W.C wash hand basin and cabinet, shower cubicle with a rain fall shower attachment, window to the rear, shower screen walls. Chrome towel radiator.

#### EXTERNALLY

#### GARAGE/OUTBUILDING

up and over front door, with a work shop area to the side, window to the side.



#### REAR GARDEN

A fully landscaped rear garden area attracting afternoon sun. A block paved patio area with steps to a good size garden laid to lawn and all weather broken slate finish areas.

#### 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 and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND C

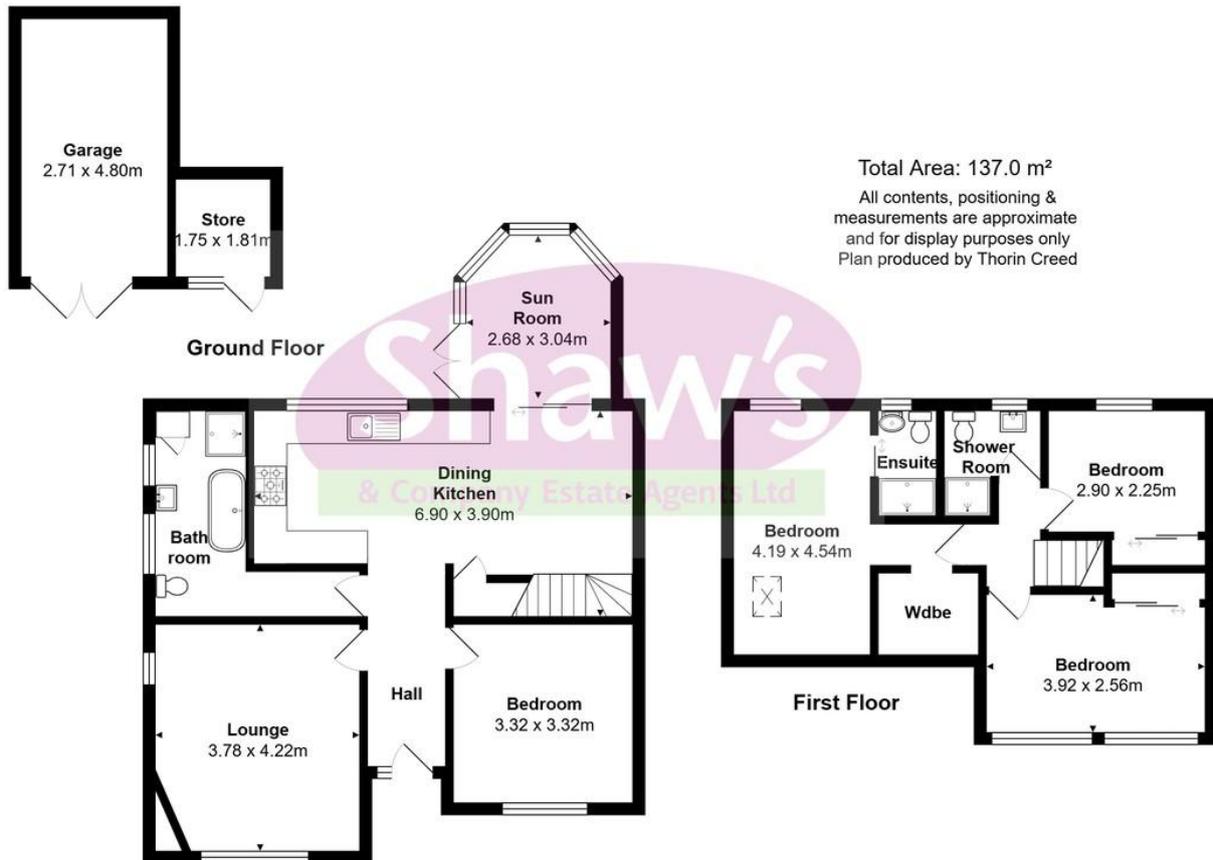
#### EPC RATING (PDF available online)

Current: Potential:









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

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[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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