



**South Street**

**Mow Cop, ST7 4NR**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN, GROUND FLOOR BATHROOM
- 3 BEDROOMS
- REAR GARDEN AREA
- UPVC D/GLAZING & GAS C/HEATING

**£135,000**







## Property Description

### INTRO

Located within this popular semi rural location a beautifully presented and improved semi detached house with NO CHAIN - Offered for sale at a realistic asking price to attract an early sale. Located within a tucked away location, comprising a spacious lounge/dining room, kitchen, rear hall, a ground floor bathroom, landing area, three bedrooms. Externally a paved frontage area leading to the rear garden. UPVC double glazing & gas combi heating, the boiler was installed in 2024. On road parking in Chapel Street etc. Access to amenities via road links leading to larger towns via the A34 & A500 Viewing essential.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4NR. Proceed along South Street and the property can be found on the right hand side, as identified by our for sale sign.

### LOUNGE/DINER

22' 5" x 12' 9" (6.83m x 3.89m)

Box bay window to the front elevation. Staircase to the







first floor, radiator. Window to the rear elevation.

#### KITCHEN

9' x 8' 5" (2.74m x 2.57m)

Window to the side elevation. A range of base and wall units, single drainer sink unit, worksurface. Built in oven, hob with extractor over. Splash back tiling, downlights to the ceiling.

#### REAR HALL

Cupboard housing the gas central heating boiler, the vendor advises us this was installed in 2024. UPVC external access door.



#### BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin with vanity cabinet below. Radiator.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

12' 9" x 10' 4" (3.89m x 3.15m)

Window to the front elevation, radiator.

#### BEDROOM TWO

11' 6" x 6' 9" (3.51m x 2.06m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

9' 3" x 6' 10" (2.82m x 2.08m)

Window to the side elevation, radiator.



#### EXTERNALLY

#### FRONTAGE

An indian stone paved frontage and a paved pathway leads alongside the property with Eco channel drains. A timber garden gate.

#### REAR

A good sized paved patio area enclosed. A garden area with a pleasant outlook and to the rear the garden is laid to lawn.

#### 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 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 B

#### EPC RATING (PDF available online)

Current: 66D Potential: 87B













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

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