



20 PRIMITIVE STREET, MOW COP, STOKE-ON-TRENT, ST7
3NW

AUCTION GUIDE £175,000



STEPHENSON BROWNE

No Onward Chain! Located in the desirable and historic village of Mow Cop, this delightful two-bedroom semi-detached cottage offers a rare opportunity to acquire a characterful home with enormous potential. Boasting fantastic views to the front elevation, this property is ideal for first-time buyers, downsizers, or anyone looking to put their own stamp on a countryside home.

Internally, the ground floor features a welcoming open plan lounge and dining room, offering a sociable layout. This spacious area benefits from stair access to the first floor accommodation, where two well-proportioned bedrooms await. The layout is ideal for both relaxation and entertaining, with scope to update or redesign to suit your style.

Continuing through the ground floor, you'll find a practical and functional kitchen located to the rear of the property offering some integrated appliances. From here, the inner hallway leads through to the main bathroom, complete with a four piece suite and essential fittings. The kitchen also provides direct access to the paved rear garden, a private and enclosed outdoor space featuring two raised patio areas, ideal for enjoying summer evenings. There's also a small shed for extra storage and rear access into the attached garage, providing further convenience and secure parking.

Externally, the property enjoys an elevated position that showcases the fantastic panoramic views across the surrounding countryside, a standout feature that truly sets this home apart. The attached garage providing off-road parking adds to the practicality of the home, making it an ideal choice for those seeking both charm and convenience.

Mow Cop is a picturesque village known for its historic castle ruins, scenic walks, and strong community feel. With easy access to local amenities, schools, and transport links to nearby towns and cities, it offers the perfect balance of rural tranquility and everyday convenience.



MODERN METHOD OF AUCTION- STARTING BID- £175,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge/Dining Room

20'11" x 13'3"
External front entrance door, UPVC double glazed window to the front and side elevation, electric feature fireplace with tiled surround and hearth, two ceiling light fittings, two central heating radiators, two ceiling light fittings, carpet flooring, power points, stair access to the first floor accommodation.

Kitchen

12'0" x 7'11"
Fitted wooden 'U' shape kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, gas hob with extractor over, integrated oven and grill, power points, ceiling light fitting, UPVC double glazed window to the side elevation, external access door out into the yard, central heating radiator, vinyl wood effect flooring, power points, storage cupboard, through access to the inner hall.

Inner Hall

Ceiling light fitting, vinyl wood effect flooring, giving further access to the main bathroom.

Bathroom

8'7" x 6'7"
Four piece suite comprising low level WC, hand wash basin with pillar taps, low level bath with pillar taps, walk in mixer shower with tiled splash back, removable shower head and foldable shower seat, vinyl tile effect flooring, ceiling light fitting. UPVC double glazed window to the rear elevation, fitted storage cupboard.

Bedroom One

12'5" x 9'6"
Double glazed window to the front elevation, ceiling light fitting, two double fitted wardrobes, carpet flooring, central heating radiator, power points.

Bedroom Two

11'0" x 10'2"
UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, power points, fitted storage cupboard, loft access.

Garage

15'11" x 8'2"
Power and light, fitted key safe, rear access door, electric garage door.

Externally

Housing the corner plot to the front elevation is paved steps leading up to the front door with raised stone flower beds to the left hand side filled with mature bushes plants and shrubs. Infront of the garage is a small tarmac'd area leading to the side gate providing access to the paved rear garden which houses two seating areas perfect for enjoying in the summer months and a small outdoor shed.

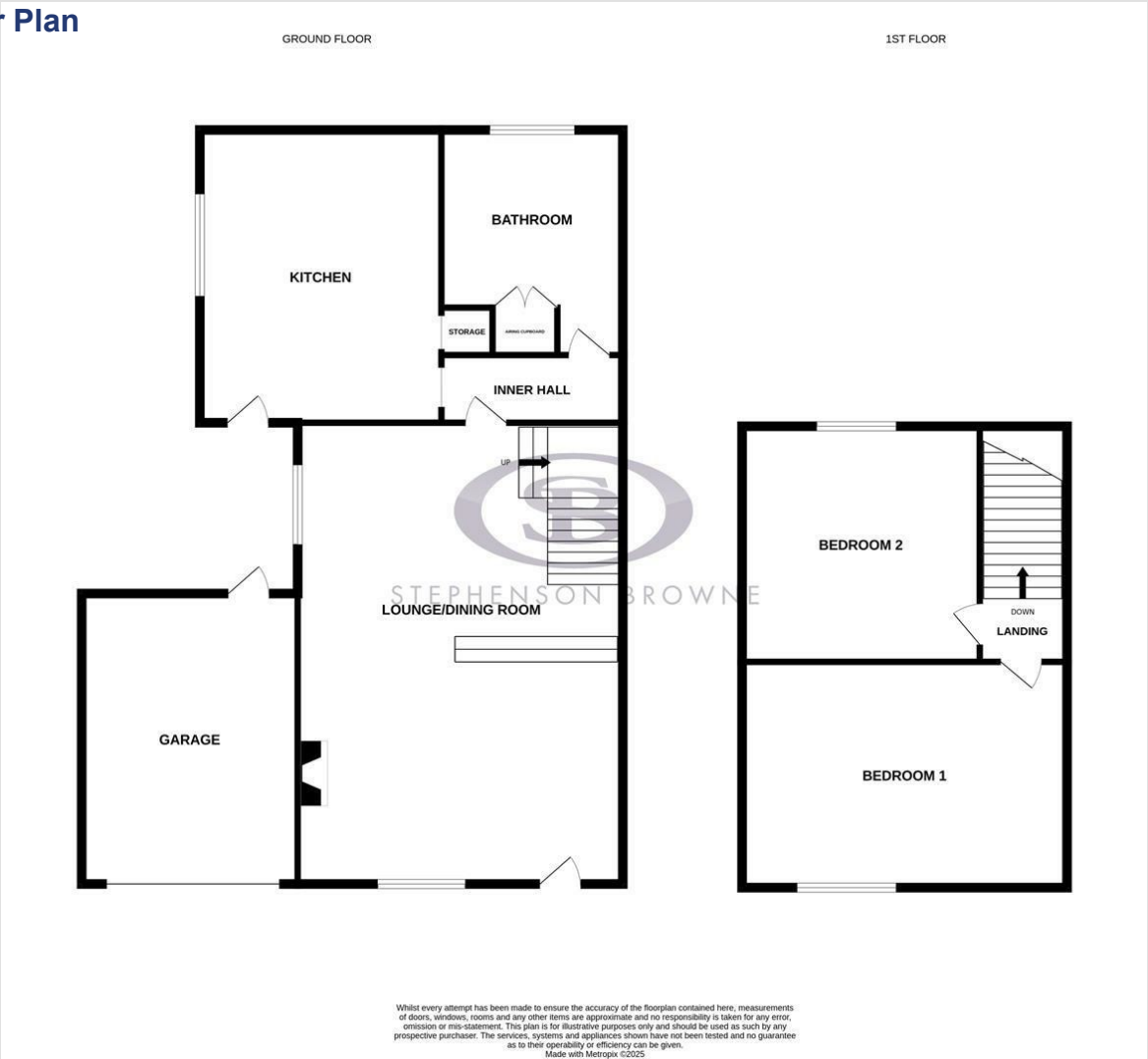
Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.





Floor Plan



Area Map



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	60
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64