



West Street, Mow Cop ST7 4NY.  
£360,000

Whittaker  
& Biggs

Est. 1930



## West Street, Mow Cop, ST7 4NY.

This three-bedroom detached property has been completely renovated and newly extended to create a striking modern and contemporary home, which has adopted an open plan layout complete with statement staircase and impressive open plan living and dining kitchen.

Offering a non-estate position, within the semi-rural village of Mow Cop, this family home has schools nearby as well as many countryside walks and village pubs.

Having a modern exterior with white render and contrasting anthracite windows framed with a central modern door as well as exterior lighting which illuminates the property come dusk.

You are welcomed into the property by an impressive statement hallway having vaulted ceiling and striking oak and glass statement staircase, which is one of the most impressive features of the property. Leading through to the spacious kitchen there are multifunctional combined dining lounge and entertaining areas including a media wall having provisions for a wall mounted TV as well as having a modern electric LED remote controlled fire. Although open plan there is a separate utility room and ground floor cloaks for convenience, as well as available storage





To the first-floor galleried landing the light and spacious landing provides a feeling of grandeur with its drop-down light and feature window. There are three double bedrooms with the master having a newly installed ensuite shower room with a double width walk in shower, all in addition to the newly refurbished family bathroom.

Externally the property has a newly turfed and fully enclosed rear garden, with access to both sides of the property including a gravelled side driveway providing off-road parking for vehicles.

This property is a complete rarity and is sure to attract both families, professionals and those looking for a property that's modern and impressive in design.

Offered for sale with no chain, viewing is highly advised to appreciate what this stunning home has to offer.

#### **Reception hallway**

Impressive reception hallway having views over the gallery landing. Oak effect laminate flooring, modern style wall mounted radiator. Glazed and oak plan staircase to the first floor landing. Modern composite front entrance door with full length glazed panelling to sides. Built in store cupboard with electric automatic light.

#### **Ground floor cloaks**

Having a newly installed white WC and wash hand basin.

#### **Vestibule**

Having a UPVC double glazed side entrance door with obscured half glazed panel. Continuous oak laminate flooring, radiator, recessed LED lighting to ceiling.

#### **Open Plan Kitchen 21' 7" x 21' 0" (6.58m x 6.40m)**

Kitchen- open plan combined living and dining kitchen overall measurement 6.58 m x 6.40 m. Kitchen having range of modern on trend grey wall mounted cupboard and base units with fitted low profile marble effect work surfaces over incorporating a black composite single drainer sink unit with matching black mixer tap over. Incorporating central seating island having cooking station with newly installed four ring induction hob with touch controls, electric combination oven and grill. Seating island having seating for up to 3 people. Space for fridge freezer, space for dishwasher. UPVC double glazed dual aspect windows to the front aspect, modern style wall mounted radiator. Inset LED lighting and mains fitted smoke alarm. Oak effect continuous laminate flooring to the entirety. Defined dining area having UPVC double glazed window to the rear aspect, radiator.

#### **Utility room 5' 11" x 5' 0" (1.81m x 1.52m)**

Having fitted work surfaces with plumbing for washing machine and space for tumble dryer. Newly installed combination gas central heating boiler, recessed LED lighting to ceiling and carbon dioxide meter. Electric consumer unit, UPVC double glazed window to the side aspect. Recessed LED lighting to ceiling, oak effect laminate flooring, radiator.

#### **Defined Lounge Area**

Having incorporating media wall with recess for a wall mounted TV, incorporating electric feature remote controlled LED fire. Modern style wall mounted radiators, UPVC double glazed patio doors with full length matching glazed panels to both sides giving access and views over the rear garden and patio.



### First Floor Landing

Impressive galleried landing having a modern oak and glazed staircase with feature picture window to the front aspect having drop-down ceiling light point. Recessed LED lighting to ceilings, radiator.

**Bedroom One** 15' 9" x 10' 6" (4.79m reducing to 4.43 x 3.19m reducing to 2.27)

Having a UPVC double glazed window to the rear aspect overlooking the gardens, radiator, TV point.

### Ensuite shower room 7' 5" x 6' 2" (2.26m x 1.87m)

Having a newly installed double width walk-in shower cubicle with glazed shower screen and thermostatically controlled twin shower with fixed rainfall showerhead, Flexi shower attachment, grey marble effect Perspex screen to shower walls and low profile shower tray. Wash hand basin with incorporating vanity storage with grey glass cabinetry and low-level WC with concealed cistern. Extractor fan, chrome heated towel radiator, recessed LED lighting to ceiling. Grey wood wash effect LVT

### Inner Hallway

Having recessed LED lighting to ceiling and mains fitted smoke alarm.

**Bedroom Two** 10' 6" x 10' 10" (3.20m x 3.30m)

Having a Upvc double glazed window to the rear aspect overlooking the gardens. Radiator.

**Bedroom Three** 10' 1" x 10' 6" (3.07m x 3.20m)

Having a UPVC double glazed window to the front aspect. Radiator.

### Family Bathroom 9' 8" x 5' 2" (2.95m x 1.58m)

A newly installed modern bathroom suite comprising of panelled shower bath with dual shower having fixed rainfall showerhead and Flexi attachment. Glazed shower screen, Perspex grey marble effect shower screening. Low level WC, white gloss wash hand basin set in vanity storage unit with pull-out drawers and chrome mixer tap. Recessed LED lighting and skylight to vaulted ceiling. Traditional style chrome column radiator, LVT Grey wood wash effect flooring.

Externally the property is approached from the roadside onto a side gravel driveway providing off-road parking for vehicles whilst giving access to the rear garden. The rear garden has been newly turfed with the inclusion of a paved patio to the perimeter of the property. There is also stoned walling and fenced boundaries to the perimeter. External lighting.

Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: believed Freehold







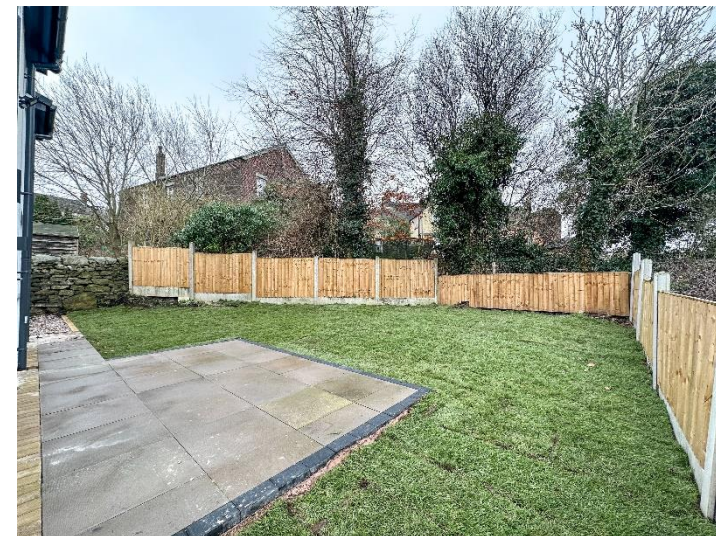






FLOORPLAN TO GO HERE





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