



Clare Street, Staffordshire, ST7 4PE.  
£275,000

Whittaker  
& Biggs Est. 1930

# Clare Street, Staffordshire, ST7 4PE.

Perfectly located within the pleasant semi-rural village of Mount Pleasant in Mow Cop, this individual three-bedroom detached property is sure to attract an array of purchasers due to the superb sized plot and surrounding gardens, the home offers masses of potential to extend if desired subject to the relevant planning consent approvals and is offered with no upward chain.

Internally you are welcomed into the entrance hall, the dining kitchen is equipped with modern style shaker units and a defined dining area, the lounge has delightful views of the gardens and is equipped with a feature fireplace, there is a separate conservatory, utility area and downstairs WC for your convenience.

To the first floor there are three bedrooms with the main bedroom having fitted wardrobes, the family shower room which benefits from a double width shower enclosure serves the bedrooms.

Externally, the magnificent gardens are sure to impress including a feature pond and an abundance of space. There is a detached garage and private gated driveway providing ample parking for vehicles.

Mow cop is a historical village with plentiful countryside walks on your doorstep and the historic folly of Mow Cop Castle is within close proximity



Situated within a peaceful location that offers accessibility to neighbouring towns of Congleton, Kidsgrove and Alsager, we feel a viewing is highly recommended to appreciate this beautiful location.

#### **Entrance Hall**

Having a entrance door to the side. Obscure window to the front aspect. Vinyl flooring. Access into the utility area.

#### **Utility room 10' 5" x 6' 4" (3.18m x 1.93m)**

Having a UPVC double glazed window to the side aspect. Polycarbonate roof. Vinyl flooring. Plumbing for washing machine.

#### **Downstairs WC**

Having a WC, corner wall mounted wash hand basin with mixer taps over. Vinyl flooring.

#### **Kitchen/Diner 21' 2" x 7' 10" (6.46m x 2.40m)**

Having a range of shaker style wall cupboard and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer taps over. Zanussi hob with extractor hood over and single oven, integrated microwave. Space for fridge. Handy storage cupboard housing the boiler. Herringbone style vinyl flooring. Double radiator. Wall light points. Beams to the ceiling. 2 x double glazed windows.

#### **Lounge 17' 2" x 11' 10" (5.24m x 3.61m)**

Having two double glazed units to the rear aspect Feature panelling to the wall. Feature brick wall, housing a fire sat on a tiled half. Two Radiators. Wall lights. Beams to the ceiling. Handy storage cupboard under the stairs. Access to the first floor and conservatory.

#### **Conservatory 13' 8" x 6' 7" (4.17m x 2.00m)**

Having a Polycarbonate roof. Single glazed windows to the front aspect and French doors with access to the gardens. Tiled floors.

#### **First Floor Landing**

Stairs to the first floor landing. Having a single glazed unit to the side aspect. Access to the loft.

#### **Master bedroom 11' 9" x 12' 0" (3.59m x 3.67m)**

Having a double glazed unit to the rear aspect overlooking the gardens. Two radiators. Fitted wardrobes.

#### **Bedroom Two 9' 6" x 8' 1" (2.90m x 2.47m)**

Having a double glazed window to the front aspect. Radiator

#### **Bedroom Three 8' 7" x 6' 6" (2.61m x 1.98m)**

Having a double glazed unit to the rear aspect overlooking the gardens. Beam to ceiling Radiator.

#### **Family Bathroom 10' 8" x 8' 0" (3.26m x 2.45m)**

Having a UPVC double glazed obscure window to the front aspect. Comprising of a double width shower cubicle with shower over, Aqua board to the walls. WC, pedestal wash hand basin with mixer taps over. Handy storage cupboard with shelving. Radiator.

#### **Externally**

Access to the property is via a private gate with ample off road parking and detached garage. To the rear there is a superb size lawned garden with feature ponds, patio area and greenhouse. An array of mature hedgerow forms the majority of the boundary.

Note:

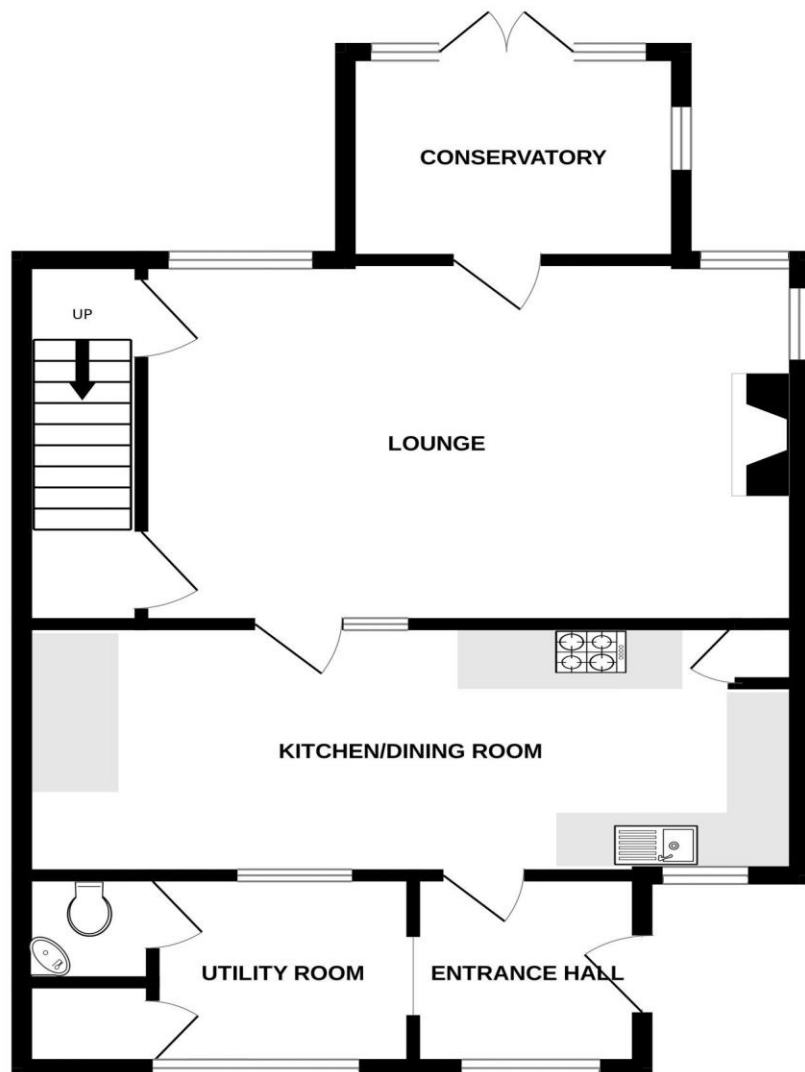
Council Tax Band: B

EPC Rating: D

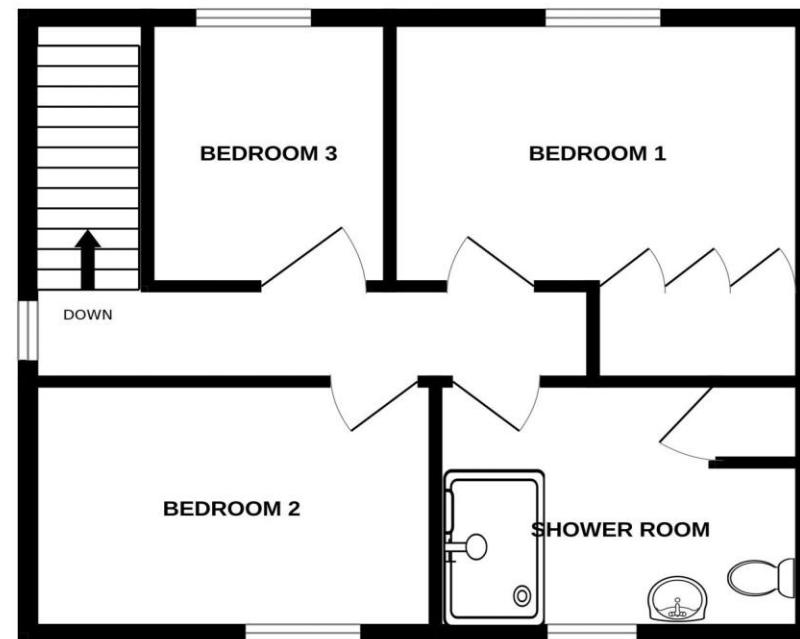
Tenure:



GROUND FLOOR



1ST FLOOR





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