



Mow Lane, Gillow Heath, ST8 6QQ
£424,950

Whittaker Est. 1930
& Biggs

Mow Lane,

Gillow Heath, ST8 6QQ.

We are delighted to market this individual detached home which is sure to appeal to a variety of purchasers. This is a must-see split-level property which stands proud within an elevated position set upon a generous sized plot with far reaching views over Mow Cop & the valley of Gillow Heath. No ordinary property, the accommodation is of a fantastic size with the main access being over one floor, however there is potential to convert the lower integral garage, store & utility into further accommodation, as the property has planning passed to create an additional garage in place of the covered carport. There's also an impressive sized partially converted loft with further loft space which offers the opportunity to convert into further living accommodation, subject to regulations. There are 3 double bedrooms to the property as well as an en suite shower room to the master. The family sized modern bathroom has the benefit of both a walk-in shower & separate bath. The open plan living & dining kitchen accommodation is at the heart of this individual home, offering a preferred open plan layout for modern day living in addition to the separate lounge which enjoys elevated views & a wood burning stove, perfect for those winter months. The exceptional sized plot includes fully landscaped wrap around gardens to chase the sun, relax, enjoy the lovely views & sunsets. There is parking in abundance, courtesy of the extensive driveway plus a covered car port & separate double garage with electric remote-controlled door. The garage offers versatile use should you choice to convert to additional accommodation. There is external automatic lighting which illuminates the grounds & accentuates the property come dusk. Located within a prime Gillow Heath location of Mow Lane with recreational grounds nearby including tennis courts & popular Biddulph Valley Walk Way with picturesque walks through Staffordshire & Cheshire countryside, this non estate property offers both location & accommodation.



Entrance Porch

With courtesy light. Front entrance door.

Hallway 9' 11" x 3' 10" (3.03m x 1.18m)

Having continuous grey slate effect flooring, coving to ceiling, opening into the inner hallway.

Inner Hallway 26' 3" x 2' 7" (8.00m x 0.8m)

Continuous grey wood effect flooring, coving and recessed LED lighting to ceiling. Store cupboard with hanging rail. Also housing alarm and central heating controls. Access to loft space.

Loft 24' 10" x 9' 2" (7.58m x 2.79m)

Wall to wall measurements. Having Velux skylights to the rear aspect, UPVC double glazed window to the side aspect overlooking the side gardens. White wood wash effect laminate flooring, storage to eaves, radiator. Door to additional storage loft.

Loft Room Two 21' 2" x 9' 2" (6.44m x 2.79m)

Plus eaves.

Master Bedroom 11' 9" x 13' 3" (3.58m x 4.05m)

Reducing to 2.58m. Having a bow shaped window to the front aspect with views towards Mow Cop on the horizon. Coving to ceiling, radiator, built in wardrobes.

Ensuite 4' 2" x 4' 6" (1.26m x 1.36m)

Corner set shower with an enclosed shower cubicle with Triton, electric shower, wash hand basin, vanity storage unit. White wood wash effect laminate flooring, extractor fan.

Bedroom Two 9' 6" x 13' 4" (2.89m x 4.07m)

Coving to ceiling, radiator, UPVC double glazed window to the rear aspect overlooking the rear gardens.

Bedroom Three 10' 0" x 11' 2" (3.04m x 3.41m)

Upvc window to the front aspect, radiator, coving to ceiling.

Lounge 15' 7" x 13' 11" (4.75m x 4.25m)

Upvc double glazed window to the front aspect, radiator. Feature fireplace with exposed timber mantle with inset cast-iron wood burning stove set upon a tiled hearth. Coved ceiling, grey wood effect flooring, modern anthracite tall standing radiator.

Family Bathroom 9' 6" x 8' 10" (2.90m x 2.69m)

Having a double width walk-in shower cubicle with fully glazed enclosure & curved shower screen and dual shower having fixed rainfall, showerhead, and detachable shower all within a tiled area. Separate bath with water fall mixer tap, grey gloss incorporating vanity storage unit with WC having a concealed cistern. Incorporating vanity wash hand basin with chrome mixer tap. Fully tiled walls, luxury vinyl flooring, anthracite modern style towel radiator, UPVC double glazed obscured window to the rear aspect, deep coving to ceiling. Cupboard housing modern hot water cylinder with linen shelving over.

Open Plan Living & Dining Kitchen

Overall measurement 6.89m x 6.31m.

Dining Area 9' 4" x 9' 7" (2.84m x 2.93m)

Having coving to ceiling, modern anthracite radiator. UPVC double glazed French doors giving access to the rear gardens with clear glazed full length panels. Slate effect flooring opening into the kitchen.

Kitchen 13' 0" x 10' 2" (3.95m x 3.10m)

Having a range of shaker style wall mounted cupboard and base units with black granite luxury worksurface over. Matching central island having an incorporated inset 1 1/2 bowl sink unit with Flexi hose mixer tap over & inscribed granite drainage to worksurface. Built in



cupboards to central island with Biko dishwasher and integral wine cooler. Range of further quality, integral appliances, including microwave, fridge freezer, double Bosch oven with combination grill five ring gas hob, modern stainless steel and glass extractor fan with incorporating lighting. inset LED lighting to kickboards, under counter lighting, LED recessed lighting to ceiling. Opening into :-

Open Plan Lounge 10' 8" x 12' 4" (3.24m x 3.77m)

Having UPVC full-length double-glazed windows to the rear and side aspect. Overlooking the rear gardens with far-reaching views on the horizon towards Mow Cop.

Continuous grey slate effect flooring, modern tall standing anthracite radiator.

Garage 15' 9" x 17' 2" (4.79m x 5.22m)

Having electric remote controlled roller shutter door, electric light and power windows to the side aspect, UPVC double glazed side entrance door. Door to utility and additional store.

Utility 11' 1" x 6' 10" (3.37m x 2.08m)

Having base and wall mounted units with worksurface over & incorporating stainless steel sink unit. Tiled floor, radiator, electric light and power.

Additional Store 3' 11" x 6' 10" (1.20m x 2.08m)

Electric light.

Externally

The property is approached from the roadside onto an extensive driveway providing off road parking for several vehicles in addition to the double garage & covered carport. There are wrap around gardens with an elevated front garden with far reaching views over Gillow Heath Valley & Mow Cop. Gated side access to the enclosed rear garden having a ps rd. patio & lawned garden including a raised covered pergola perfect for alfresco dining & taking in the views. Feature timber borders stocked with an assortment of seasonal plants.

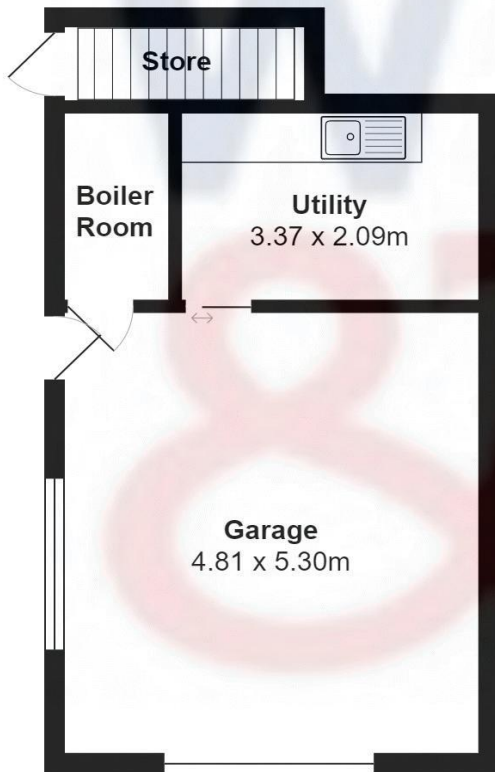




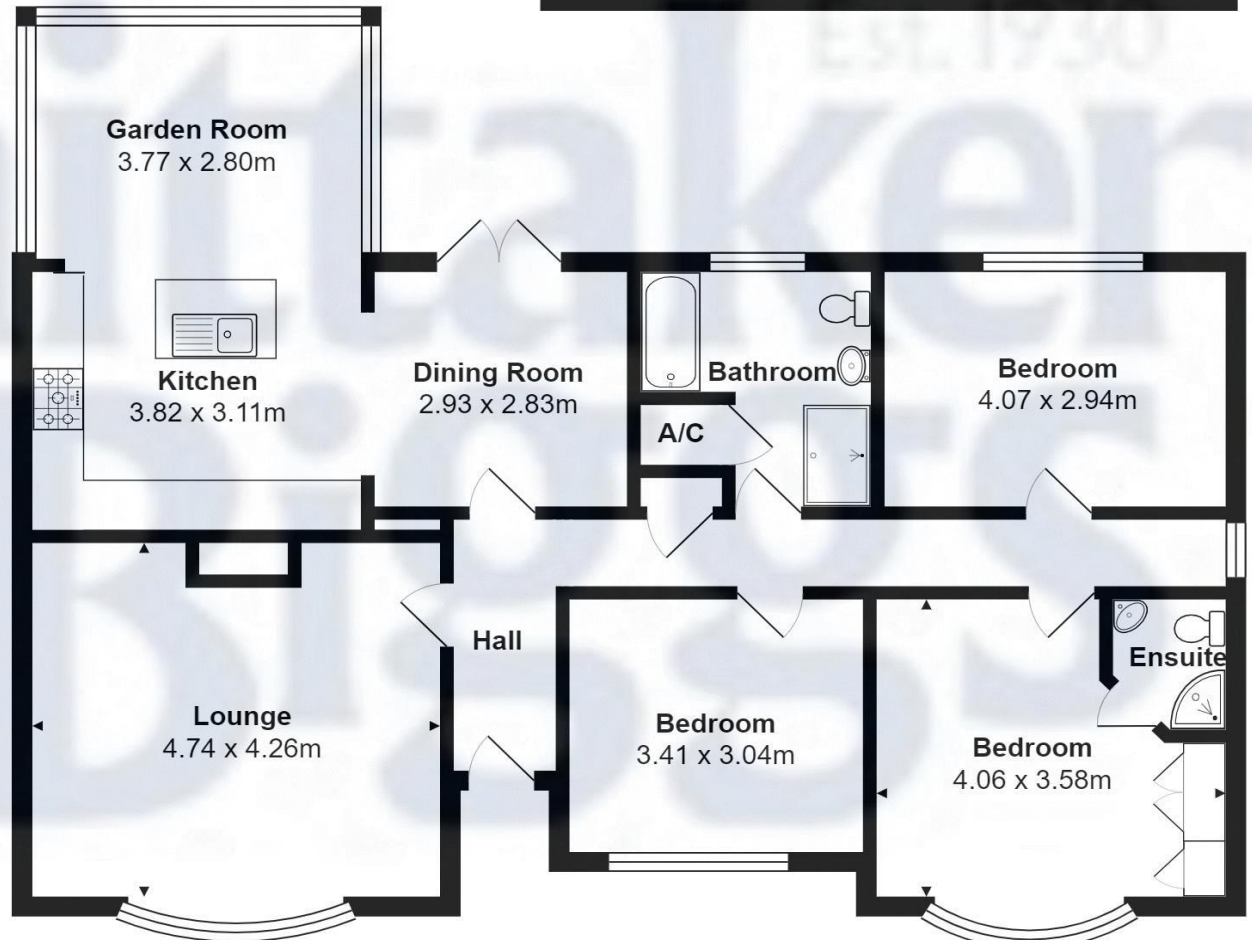


Total Area: 173.7 m²

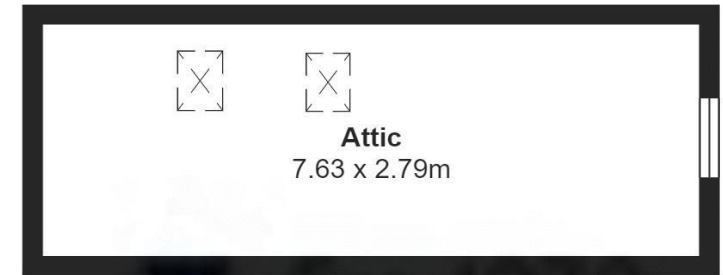
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Plan produced by Thorin Creed



Lower Ground Floor



Upper Ground Floor



Attic
7.63 x 2.79m



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