



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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9 St Thomas Street,
Mow Cop, Stoke-On-Trent,
Staffordshire ST7 4LU

Selling Price: £175,000

- SPACIOUS FAMILY HOME WITH ENDLESS POTENTIAL
- THREE WELL-PROPORTIONED BEDROOMS
- LOUNGE THROUGH DINING ROOM WITH BOW WINDOW AND CONSERVATORY OFF
- PRACTICAL KITCHEN WITH DIRECT ACCESS TO STORES & WORKSHOP
- FRONT GARDEN WITH GATED OFF-ROAD PARKING AND LAWN
- ENCLOSED REAR GARDEN WITH PATIO & LAWN
- POSITIONED IN THE SEMI-RURAL VILLAGE OF MOW COP

A Spacious Family Home with Endless Potential in Mow Cop.

Set in the picturesque semi-rural village of **Mow Cop**, just a stone's throw from the iconic **Mow Cop Castle**, this generously sized semi-detached home offers a rare opportunity to create something truly special.

With its **pleasant rear garden**, off-road parking, and versatile accommodation, this property is brimming with potential for those ready to put their own stamp on it. Viewing is essential to appreciate the scale and possibilities on offer!

Key Features:

- **Three well-proportioned bedrooms** – ideal for families or those needing extra space.
- **On-trend lounge through dining room** with bow window and patio doors leading to conservatory.
- **Kitchen with practical layout** and direct access to side corridor, W.C., two stores, and a workshop/hobby room.
- **Additional lean-to store** providing further flexibility.
- **Family bathroom** with fitted cupboard housing the gas central heating boiler.

- **Front garden** with gated off-road parking and lawn.
- **Enclosed rear garden** with patio, lawn, and pedestrian gate – perfect for outdoor living.

Why You'll Love It:

- **Location, location, location** – enjoy the charm of village life with countryside walks and historic views right on your doorstep.
- **Untapped potential** – whether modernising, extending, or reimagining the layout, this home is a blank canvas waiting for your vision.
- **Space to grow** – with multiple stores, workshop, and hobby areas, the property offers flexibility for work, play, or creative pursuits.

This is a home with **character, space, and opportunity** – a rare find in such a sought-after setting.

Don't miss the video tour and property details – and most importantly, **book your viewing today** to unlock the possibilities of this exciting home!



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : Central heating radiator. Stairs to first floor. Door to:

LOUNGE 11' 0" x 16' 0" (3.35m x 4.87m): PVCu double glazed bow window. Gas fired set in wood style fireplace. Central heating radiator.

DINING ROOM 12' 1" x 8' 11" (3.68m x 2.72m): Central heating radiator. Sliding patio doors to:

CONSERVATORY 9' 4" x 8' 2" (2.84m x 2.49m) - in poor condition.

KITCHEN 10' 0" x 8' 10" (3.05m x 2.69m): PVCu double glazed window. Fitted with a range of eye level and base units. Stainless steel single drainer sink. Tiled splashbacks. Space for cooker and washing machine. Radiator. Door to understairs cupboard. Door to:

REAR LOBBY : Doors to: W.C., Store (16' 1" x 5' 7"), Store 2 (2' 8" x 4' 6"), Workshop/Hobby Room (10' 9" x 6' 7") & Lean To (12' 3" x 5' 10")

First Floor :

LANDING : Access to roof space.

BEDROOM 1 12' 1" x 11' 0" (3.68m x 3.35m): PVCu double glazed window. Central heating radiator.

BEDROOM 2 12' 1" x 9' 0" (3.68m x 2.74m): PVCu double glazed window. Central heating radiator.

BEDROOM 3 9' 11" x 7' 9" (3.02m x 2.36m): PVCu double glazed window. Central heating radiator.

BATHROOM : Cream coloured suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mixer shower tap and screen over. Central heating radiator. Fitted cupboard incorporating gas central heating boiler.



Outside :

FRONT : Wrought iron vehicle and pedestrian gates to concrete flagged off road parking area. Lawn garden behind hedge and timber fence panel boundaries.

REAR : Enclosed garden laid to lawn with patio and path to rear pedestrian gate.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Newcastle-Under-Lyme Borough Council

TAX BAND: A

DIRECTIONS: SATNAV ST7 4LU

