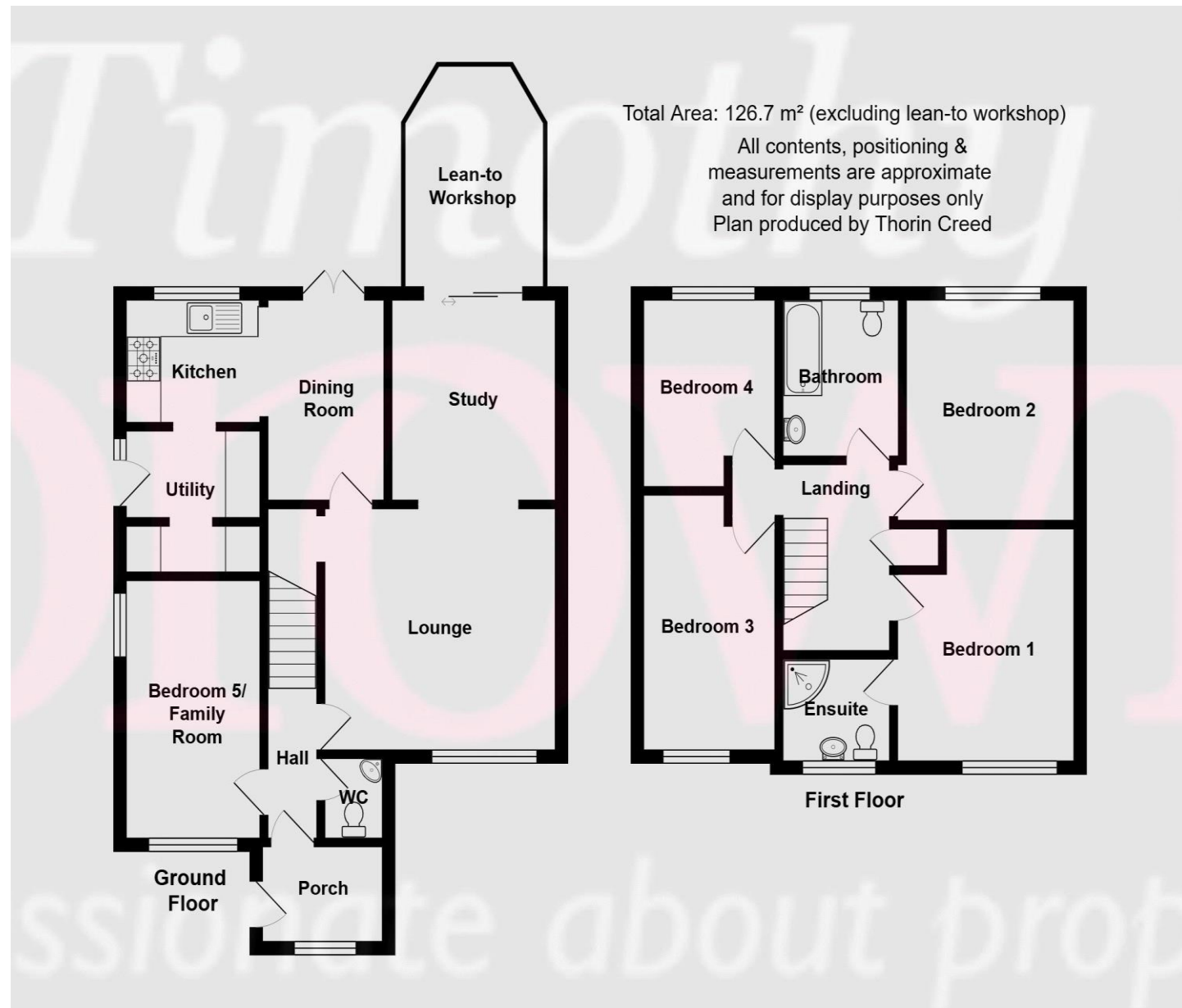


Timothy a brown



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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24 High Street
Mow Cop, Stoke-On-Trent,
Staffordshire ST7 3NZ

Selling Price: £299,900

- DETACHED FAMILY HOME WITH FLEXIBLE ACCOMMODATION
- UP TO FIVE BEDROOMS IF REQUIRED
- SPACIOUS 126.7 SQ M (1,364 SQ FT) OF ACCOMMODATION
- IN NEED OF UPDATING WITH EXCELLENT POTENTIAL
- SOUGHT-AFTER LOCATION NEAR MOW COP CASTLE
- VILLAGE AMENITIES INCLUDING SHOP, SCHOOL AND PUBS NEARBY
- PVCU DOUBLE GLAZING AND GAS-FIRED CENTRAL HEATING
- PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM
- IDEAL OPPORTUNITY TO MODERNISE AND ADD VALUE

A detached family home offering versatile accommodation with the potential to provide up to five bedrooms, making it ideal for growing families or those seeking flexible living space. Requiring a programme of modernisation, the property has been realistically priced to reflect this and presents an excellent opportunity for purchasers to create a home tailored to their own tastes and requirements.

The accommodation extends to approximately 126.7 sq m (1,364 sq ft), including the lean-to workshop.

Occupying a highly regarded position just a stone's throw from the iconic Mow Cop Castle, the property enjoys access to a range of local amenities within the village, including a primary school, village shop and public houses. Situated on the Staffordshire/Cheshire border, it is also conveniently placed for commuting via the motorway network and offers straightforward access to both Congleton and Stoke-on-Trent via the A34.

The property benefits from PVCu double glazing and gas-fired central heating, with the accommodation briefly comprising: attractive entrance porch, reception hall, cloakroom/W.C., family room/bedroom five, lounge, study, lean-to workshop, 'L' shaped open-plan kitchen diner, utility room and pantry to the ground floor.



To the first floor, the landing provides access to four bedrooms, including a principal bedroom with en-suite bathroom, together with a family bathroom.

An excellent opportunity to acquire a spacious home in a sought-after village location, offering tremendous potential to update and add value.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Composite front door to porch.

PORCH 7' 0" x 5' 3" (2.13m x 1.60m): PVCu double glazed feature leaded light port hole window. Pine clad ceiling. Tongue and groove boarding up to dado rail.

HALL : Radiator. Stairs. Doors to various rooms.

SEPARATE W.C. : Low level W.C. Wash hand basin. Radiator. Tiled floor.

LOUNGE 13' 6" x 13' 2" (4.11m x 4.01m): PVCu double glazed window. Radiator. Arch to study. Door to kitchen diner. Understairs storage.

STUDY 9' 7" x 11' 0" (2.92m x 3.35m): PVCu double glazed patio windows to lean-to store/workshop. Radiator.

STORE/WORKSHOP 11' 11" x 7' 6" (3.63m x 2.28m): Timber framed structure in poor condition.

FAMILY ROOM/BEDROOM 5 14' 2" x 7' 10" (4.31m x 2.39m):

KITCHEN DINER 15' 5" x 10' 11" (4.70m x 3.32m) max: 'L' shaped. PVCu double glazed window and separate PVCu double glazed double doors to rear garden. Fitted with oak style base units with marble effect laminated surfaces. One and a half single drainer stainless steel sink with mixer tap. Space for Range cooker with



canopy extractor over. Tongue and groover boarding up to dado rail. Radiator. Tiled floor. Door to utility room.

UTILITY ROOM 7' 9" x 4' 8" (2.36m x 1.42m): PVCu double glazed window. Door to outside. Laminate work surface with space below for washing machine and dishwasher. Tiled floor. Door to walk-in pantry.

PANTRY 7' 9" x 3' 2" (2.36m x 0.96m): Shelving. Wall mounted Baxi gas boiler.

First Floor :

LANDING : Doors to principle rooms. Door to cylinder/airing cupboard. Access to roof space.

BEDROOM 1 FRONT 10' 3" x 12' 8" (3.12m x 3.86m): PVCu double glazed window to front aspect. Radiator. Door to ensuite.

ENSUITE 6' 2" x 5' 7" (1.88m x 1.70m): PVCu double glazed opaque window. Suite comprising: low level W.C., pedestal wash hand basin, multi jet shower enclosure. Chrome heated towel rail/radiator.

BEDROOM 2 REAR 9' 9" x 11' 9" (2.97m x 3.58m): PVCu double glazed window to rear aspect. Radiator.

BEDROOM 3 FRONT 14' 0" x 7' 8" (4.26m x 2.34m) max: PVCu double glazed window to front aspect. Radiator.

BEDROOM 4 REAR 10' 1" x 7' 8" (3.07m x 2.34m) max: PVCu double glazed window to rear aspect. Radiator.

BATHROOM 6' 9" x 8' 4" (2.06m x 2.54m): PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mixer shower tap. Half tiled walls. Chrome heated towel/rail. Tiled floor.

Outside :



FRONT : Tarmac driveway with raised lawn and silver birch trees to the front boundary. Patio seating area to the left of the porch. Path and gate to right hand elevation leading to the rear.

REAR : Fully enclosed lawned garden.

TENURE : Freehold (subject to solicitors verification).

LOCAL AUTHORITY: Newcastle-Under-Lyme Borough Council

TAX BAND: E

DIRECTIONS: SATNAV: ST7 3NZ

