



**Tower Hill Road**  
**Mow Cop, ST7 3PS**

- BEAUTIFULLY PRESENTED
- STONE COTTAGE
- LOTS OF CHARACTER
- UPDATED & IMPROVED

- WITH PADDOCK, LANDSCAPED GARDENS
- LOUNGE, DINING ROOM, KITCHEN
- 3 BEDROOMS, UPDATED SHOWER ROOM
- RURAL LOCATION

**£425,000**





## Property Description

### INTRO

Located within the rural location of Mow Cop a beautifully presented & improved stone cottage full of character throughout which must be viewed, set within a paddock of approx 800 sqm suitable for hobbies interests. The cottage comprises a spacious lounge, an updated kitchen, dining room with french doors to the rear garden, An updated ground floor shower room with a lovely suite. Three bedrooms to the first floor. Externally are pleasant low maintenance landscaped gardens to the front and rear and side patio area, a driveway provides parking. A block built useful outbuilding. A paddock of land laid to lawn suitable for hobbies interests large garden etc. Gas fired LPG heating and UPVC double glazing. Easy access to all amenities, Viewing essential without delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 3PS. Turn off Congleton Road Mow Cop, in to Tower Hill Road, the property can be found on the right hand side, as identified by our for sale sign.



#### LOUNGE

16' x 12' 7" (4.88m x 3.84m)

Entered through a UPVC door with a glazed panel. Window to the front elevation. Feature fireplace with inset fire space. Stairs to the first floor, under stairs store, double radiator. Part glazed door to:

#### KITCHEN

13' x 5' 4" (3.96m x 1.63m)

Window to the rear elevation. A range of wall and base units, Belfast inset sink. Built oven and four ring induction hob with extractor over. Integrated dishwasher and fridge, built in washing machine. Tiled floor, double radiator. UPVC part glazed rear access door. Baxi 600 combi gas boiler with gas from LPG gas bottle supply.



#### DINING ROOM

12' 10" x 8 max' (3.91m x 2.44m)

French doors to the rear garden. Radiator. This room could be used as a ground floor bedroom.

#### GROUND FLOOR SHOWER ROOM

Window to the rear elevation. Updated suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Tiled floor, shower screen walls.



#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

13' 8" x 12' 10" (4.17m x 3.91m)

Window to the front elevation with pleasant views, radiator.

#### BEDROOM TWO

8' 10" x 8' 1" (2.69m x 2.46m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

12' 3" x 5' 2" (3.73m x 1.57m)

Window to the rear elevation. Wardrobe area, radiator.



#### EXTERNALLY

#### FRONTAGE

Behind a stone wall is a low Maintenance garden area with gravel borders. Wrought iron gates lead to a driveway.

#### REAR

Attracting both the afternoon and evening sun. A beautifully landscaped garden, with an Indian stone paved patio area, shrub borders lead to a lawn area. Electric



power and lighting, cold waters tap.

#### PADDOCK

A very useful area of approximately 800 square meters. A pleasant view over countryside and Mow Cop Castle. Ideal for hobbies and interests.

#### NOTE

The vendors inform us that the property is connected to a shared Sceptic Tank with the two other residents close by. Mains electric and water are connected.

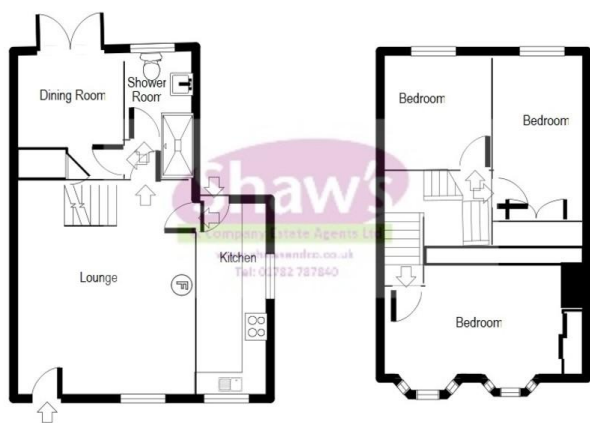
#### OUTBUILDINGS

Block built construction providing useful storage. Electric light and power.

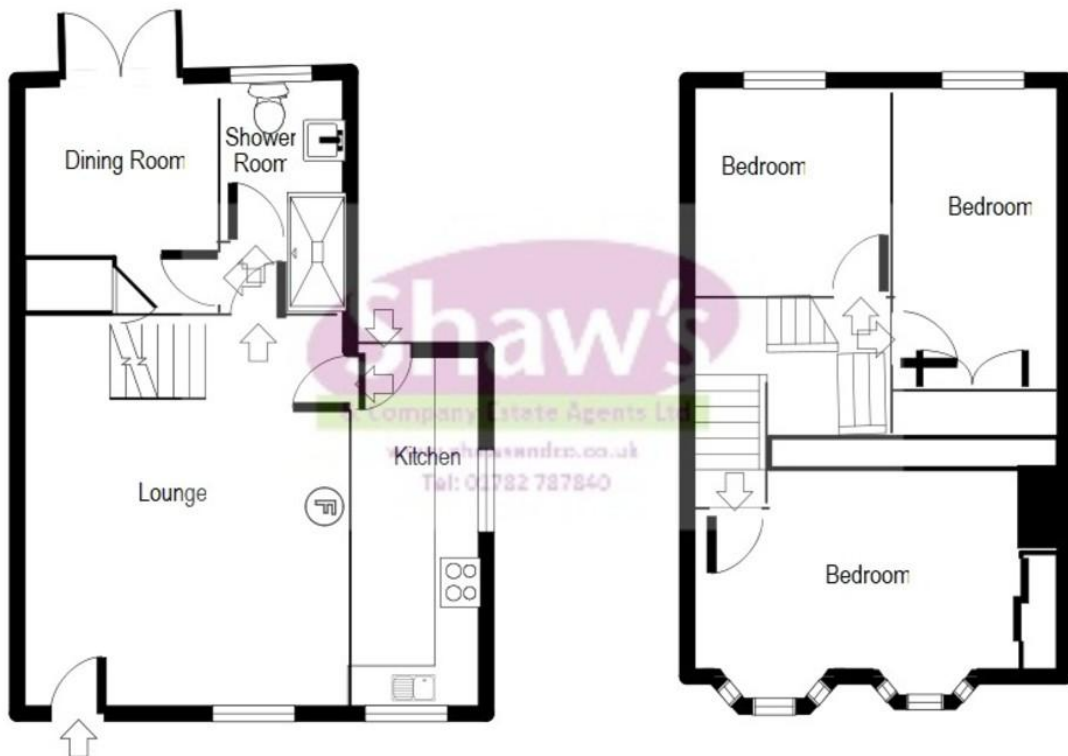








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Visual Builder

43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements