



ESTATE AGENTS

... the key to a successful move



Mow Cop Road, Mow Cop, Stoke-On-Trent, ST7 4NE

**Offers in the
region of
£175,000**

* SOUGHT AFTER RESIDENTIAL LOCATION

* SUPERB COUNTRYSIDE VIEWS

* TWO BEDROOM COTTAGE

* REQUIRES RENOVATION COMPLETING

w: www.keysestateagents.co.uk

Mow Cop Road, Mow Cop, Stoke-On-Trent, ST7 4NE

ACCOMMODATION



DESCRIPTION

Excellent opportunity for a first time buyer to get onto the property ladder, a two bedroom Semi Detached Cottage situated within the semi rural area of Mow Cop surrounded by countryside yet with great road links to the nearby towns. The property has had a programme of renovation which needs finishing and provides the ideal opportunity for the new owner to put those finishing touches to make it their own. The accommodation comprises: Open plan kitchen and dining space, lounge, bathroom and to the first floor two bedrooms, outside there are mature gardens with feature stone walling backing onto open fields. Superb views across the Staffordshire and Cheshire countryside

GROUND FLOOR

OPEN PLAN KITCHEN DINER 12'5" x 12'5" (3.8m x 3.8m)

Recently refitted with a range of wall and base units and co-ordinating worktops, built in oven, hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point, radiator, tiled flooring, uPVC double glazed french doors to outside



LOUNGE 12'5" x 10'2" (3.8m x 3.1m)

Ceiling light point, radiator, uPVC double glazed window



BATHROOM 9'10" x 6'6" (3m x 2m)

Recently fitted with a white three piece bathroom suite comprises: Panelled bath, wash hand basin set in storage unit, low level w.c. Ceiling light point, fully panelled uPVC walling and ceiling, uPVC double glazed window



FIRST FLOOR

FRONT BEDROOM 12'5" x 10'2" (3.8m x 3.1m)

Fitted wardrobes and shelving, ceiling light point, radiator, two uPVC double glazed windows



Mow Cop Road, Mow Cop, Stoke-On-Trent, ST7 4NE

REAR BEDROOM 11'9" x 9'6" (3.6m x 2.9m)

Ceiling light point, radiator, uPVC double glazed window



OUTSIDE

The front of the property is enclosed with dry stone walling, a paved path to the side of the property leads to the entrance door and to the rear of the property.

The rear garden backs onto open greenery, there is a slabbed patio area, grassed area, dry stone walling and garden sheds



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services
We believe all are available.

Tenure
Assumed to be freehold.

Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank,

building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



81 Mow Cop Road, Mow Cop FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required