



11a Clare Street

ST7 4PD

£365,000



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STEPHENSON BROWNE

WELL PRESENTED FAMILY HOME - FOUR DOUBLE BEDROOMS - VIEWS FROM THE REAR BEDROOMS - Deceptively spacious split level detached family home extending to approximately 1487 square foot within the popular location of Mow Cop.

In brief the property comprises: Entrance hall with access into the converted garage/utility room, kitchen with fitted appliances, steps down to an open lounge diner with access into the sun room overlooking the rear garden. To the first floor, four double bedrooms with the principal bedroom having its own en-suite, with the family bathroom completing the internal accommodation.

Externally, a driveway to the front provides off road parking with a rear lawn sat behind the hedged boundary. To the rear, gardens are low maintenance with an expansive Indian stone sun terrace with a small stream that meanders alongside.

It stands in a lovely area of Mow Cop and whilst it offers a semi rural position, there are still a number of amenities nearby including a nearby shop, several pubs and two primary schools located in the village.

Mow Cop is a beautiful rural village which straddles the Cheshire and Staffordshire border and provides uninterrupted, panoramic views over the rolling countryside and the captivating 'Cheshire Plain'. Ramblers and dog walkers can enjoy the Gritstone Trail and some of the finest walking in the area, with some fantastic ridge walks and many open green spaces of outstanding natural beauty.

The nearby towns of Congleton, Biddulph and Kidsgrove are within easy reach and the M6 motorway is readily accessible with junctions at either Sandbach or Holmes Chapel. The A500 provides a link to Stoke-On-Trent, as well as major railway stations at Stoke-on-Trent and Crewe.



Entrance Porch

Multi aspect double glazed windows and front door. Tiled flooring.

Entrance Hall

Frosted double glazed composite access door. Understairs storage. Radiator. Tiled floor

Kitchen

15'4" x 9'6"

Dual aspect double glazed windows. Contemporary range of high gloss wall, drawer and base units with timber style work surfaces that incorporate a one and a half bowl composite sink with mixer tap. Integrated electric oven, four ring gas hob and a stainless steel extractor fan. Space and plumbing for a washing machine. Space for an American style fridge freezer. Spotlights. Radiator. Tiled flooring.

Converted Garage/Utility Room

17'2" x 8'11"

Double glazed French doors and dual aspect double glazed windows. Attractive range of wall, drawer and base units with timber style work surfaces that incorporate a white ceramic sink with mixer tap. Space and plumbing for a washing machine. Radiator. Laminate wood flooring.

Lounge Diner

Double glazed French doors with fitted shutters. Two radiators. Laminate wood flooring.

Lounge Area

15'2" x 11'10"

Dining Area

10'3" x 9'5"

Garden Room

13'10" x 9'7"

Double glazed garden room with a double glazed skylight and French doors. Vertical radiator. Tiled flooring.

First Floor Landing

Radiator. Laminate wood flooring.

Principal Bedroom

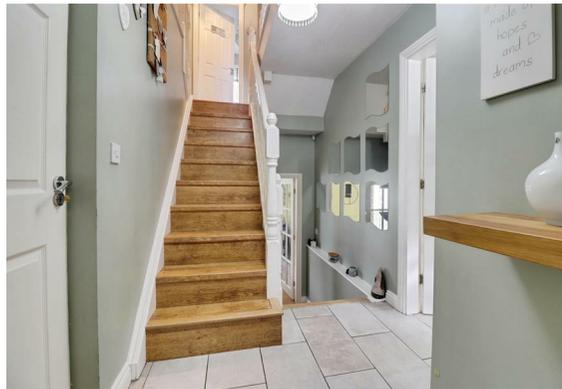
13'0" x 12'4"

Double glazed window. Built in storage cupboard. Radiator. Laminate wood flooring. Access to:-

En-Suite

8'2" x 4'3"

Suite comprising of a low level WC, vanity basin and walk in shower area with mixer tap. Heated towel rail. Fully tiled walls and flooring.



Bedroom Two

13'1" x 11'2"

Double glazed window. Radiator. Laminate wood flooring.

Bedroom Three

11'10" x 9'1"

Double glazed rear window. Radiator. Laminate wood flooring.

Bedroom Four

10'3" x 10'2"

Double glazed rear window. Radiator. Laminate wood flooring.

Family Bathroom

8'3" x 5'10"

Frosted double glazed window. Three piece white suite comprising of a low level WC, pedestal wash basin and a panel bath with a wall mounted electric shower and screen. Heated towel rail. Fully tiled walls and flooring.

Externally

The property is approached via a block paved driveway providing off road parking. Mainly laid to lawn with hedged boundaries. The rear garden is mainly paved and decked providing ample space for garden furniture. Well stocked borders housing a variety of trees, shrubs and plants.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

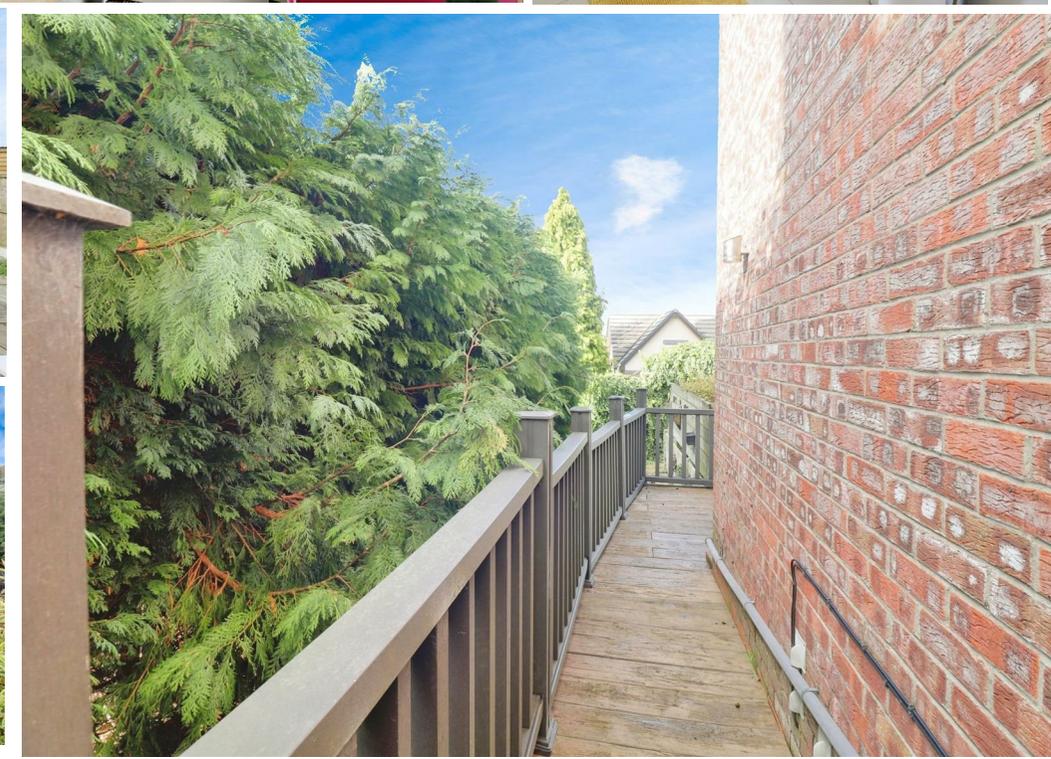
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NB: Copyright

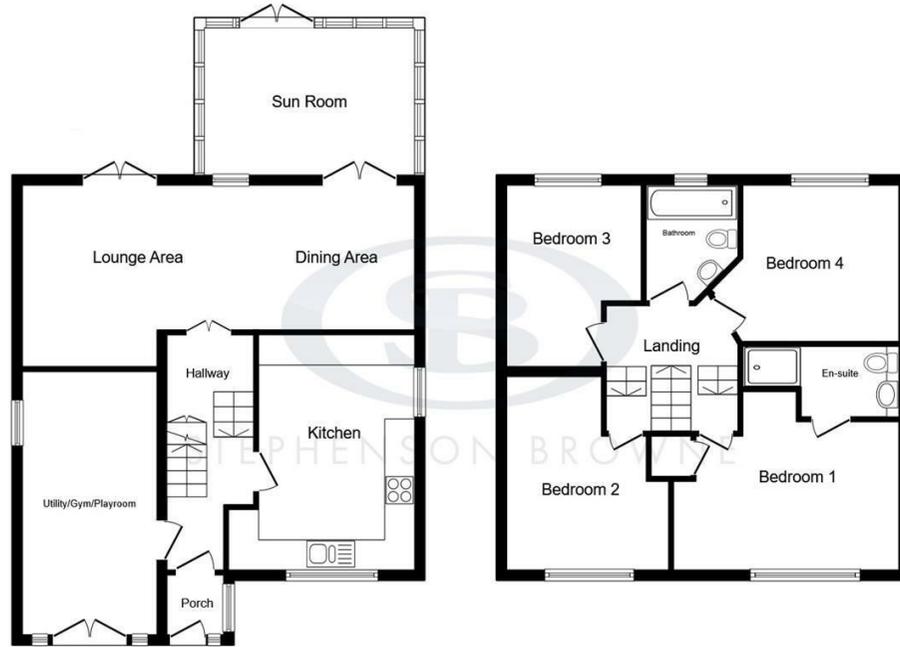
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Floor Plan

Clare Street, Mow Cop, ST7 4PD



Ground Floor
Floor area 78.7 sq.m. (847 sq.ft.)

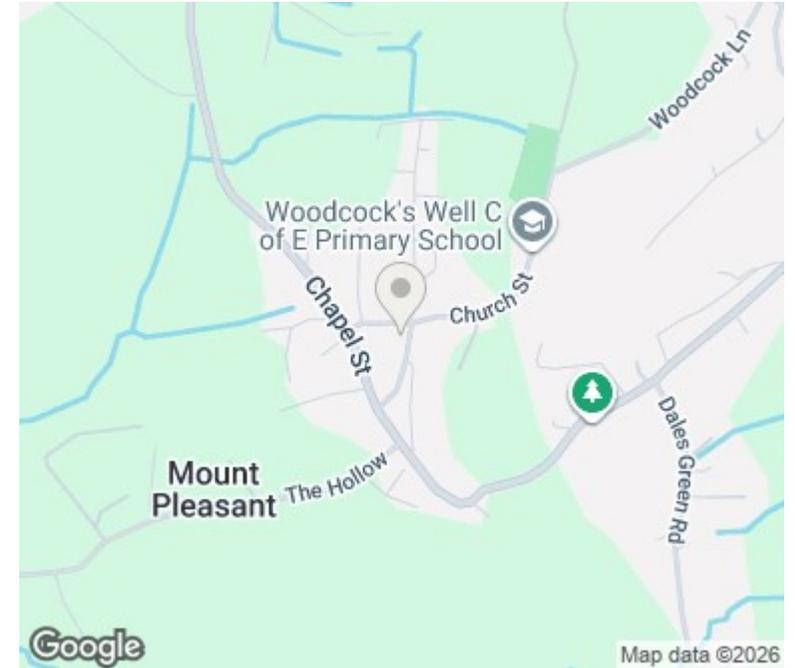
First Floor
Floor area 60.3 sq.m. (649 sq.ft.)

Total floor area: 139.0 sq.m. (1,496 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		76	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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