



22 Hillside Close, Mow Cop, ST7 4PQ

£425,000

- Beautifully Presented Four Bedroom Detached Home
- Spacious Accommodation Throughout
- Beautifully Landscaped Gardens to Front & Rear
- Quiet Cul De Sac Location In Mow Cop
- Impressive Open Plan Dining Kitchen With Separate Utility Room
- Detached Double Garage & Ample Off Road Parking
- Generous Elevated Plot
- Lounge, Study & Ground Floor WC
- Viewing Essential

22 Hillside Close, Mow Cop ST7 4PQ

This beautifully presented 4 bedroom detached family home occupies an enviable position within a quiet cul-de-sac, set at the head of a select development in the sought-after village of Mow Cop. Sitting on a generous and elevated plot, the property enjoys a high degree of privacy along with an attractive open aspect, creating a strong sense of space and exclusivity.

Constructed by the well-regarded local builders, Humphreys Builders, the property offers spacious, well-balanced accommodation ideally suited to modern family living.



Council Tax Band: C



The ground floor opens with a welcoming entrance hall, providing access to a convenient cloakroom and leading through to the principal living spaces. The property benefits from two reception rooms, including a well-proportioned lounge featuring a focal fireplace and UPVC double glazed French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

A second reception room to the front aspect offers excellent versatility, ideal for use as a home office, playroom or additional sitting room.

A particular highlight is the impressive open-plan living, dining kitchen, designed with both functionality and entertaining in mind. The kitchen is fitted with a comprehensive range of contemporary contrasting units, complemented by luxurious granite worktops and space for a range-style cooker with extractor over. A central breakfast bar provides informal dining, while the generous dining and living area offers ample space for family gatherings. UPVC double glazed French doors lead directly onto the rear garden, enhancing the sociable layout.

A separate utility room provides additional storage and space for appliances, ensuring the kitchen remains both practical and streamlined.

To the first floor, there are four well-proportioned double bedrooms. The principal bedroom benefits from a former en-suite space, which has been stripped out ready for refurbishment, offering clear scope for reinstatement or allowing buyers to tailor the space to their own specification.

The remaining bedrooms are served by a family bathroom fitted with a three-piece suite.

Externally, the property continues to impress. To the front, a substantial block-paved driveway provides ample off-road parking and leads to a detached double garage. The property is set within well-maintained grounds, with an elevated frontage enhancing its kerb appeal and sense of arrival.

To the rear, the property enjoys a beautifully landscaped, tiered garden, predominantly laid to lawn and complemented by attractive stone retaining walls and established planting. A raised decked seating area provides an ideal space for outdoor entertaining, perfectly positioned to enjoy the garden and surrounding greenery. The overall plot offers both privacy and versatility, making it well suited to family use and outdoor living.

Mow Cop is a highly regarded semi-rural village, well known for its character and surrounding countryside, including the iconic Mow Cop Castle, offering scenic walks and far-reaching views across the Cheshire Plain.

The location provides an excellent balance of rural charm and accessibility, with nearby towns offering a range of amenities, schooling and commuter links, making it an attractive choice for families and professionals alike.

Entrance Hall

Accessed via a modern composite front entrance door with glazed panelling and matching obscure side panel. Herringbone-style tiled flooring, radiator, and coving to ceiling.

Ground Floor Cloakroom

Fitted with a wall-mounted wash hand basin and low-level WC. Radiator, extractor fan, and continuous herringbone-style tiled flooring.

Study / Family Room

8'0" x 11'2"

Having a UPVC double glazed window to the front aspect, radiator, oak-effect flooring, and coving to ceiling.

Utility Room

8'1" x 5'10"

Comprising a range of white gloss wall and base units with work surface over, incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer. Coving to ceiling and continuous oak-effect laminate flooring.

Lounge

14'4" x 11'3"

Featuring a polished fireplace with electric fire, wall light points, and coving to ceiling. Wood-effect laminate flooring. UPVC double glazed French doors opening onto the rear garden with side windows, and radiator.

Open Plan Living / Dining Kitchen

29'1" x 8'8"

The kitchen area offers a range of white gloss wall-mounted units with contrasting base units, inset LED lighting, and curved end panels. Complemented by black granite worktops and matching upstands, incorporating an inset sink unit with glass drainer and mixer tap. Space for a range-style cooker with black glass extractor over and tiled splashback. Under-cupboard lighting and UPVC double glazed window to the front aspect. Cupboard housing the gas central heating boiler. A breakfast bar provides seating for 2–3 people and opens into the defined dining and living area, with UPVC double glazed French doors providing access and views onto the rear garden. Granite tiled flooring throughout, radiator, and recessed LED lighting.

First Floor Landing

With access to loft space, coving to ceiling, and airing cupboard housing radiator with linen shelving above.

Bedroom One

16'6" x 11'6"

Having fitted wardrobes to one wall with perimeter lighting, feature arched niche for television with LED lighting, and UPVC double glazed window to the front aspect with far-reaching views. Radiator. Door to en-suite (in need of complete refurbishment, stripped out & ready) – 1.64m x 1.83m.

Bedroom Two

13'8" x 8'1"

With UPVC double glazed window to the front aspect enjoying open views. Recessed LED lighting, radiator, and feature arched niche with TV point.

Bedroom Three

12'4" x 8'2"

Having UPVC double glazed window to the rear aspect and radiator.

Bedroom Four

10'10" x 8'2"

With UPVC double glazed window and radiator.

Family Bathroom

Fitted with a white suite comprising panelled bath with shower over, low-level WC, and pedestal wash hand basin. UPVC double glazed obscure window to the rear aspect, extractor fan, recessed LED lighting, and radiator.

Externally

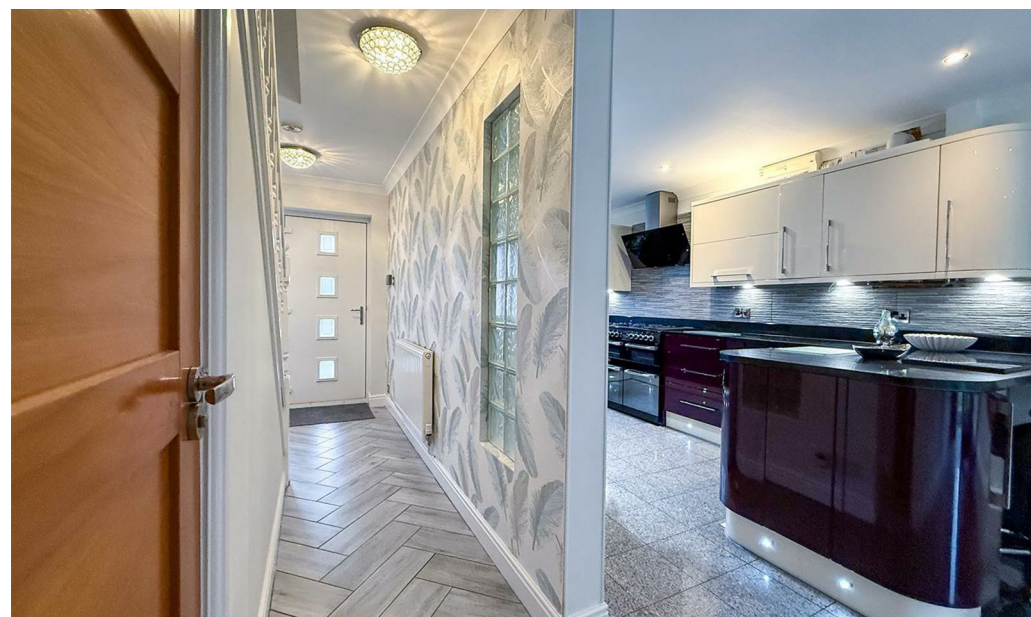
The property is pleasantly situated within a quiet cul-de-sac position, occupying an elevated plot at the head of the development, offering a high degree of privacy and an attractive open aspect.

To the front, the property is set back from the road with a well-maintained lawned garden and a block-paved driveway providing ample off-road parking, leading to a detached double garage. Steps rise to the entrance, enhancing the property's kerb appeal and sense of arrival.

To the rear, the property benefits from a beautifully landscaped, tiered garden designed to maximise both space and usability. The garden is predominantly laid to lawn with attractive stone retaining walls and well-stocked borders, creating a private and established setting.

A raised decked seating area provides an ideal space for outdoor entertaining, perfectly positioned to enjoy the garden and surrounding greenery. The combination of lawn, planting, and seating areas offers a versatile outdoor environment suited to both relaxation and family use.

The garden enjoys a good degree of privacy and a pleasant, leafy outlook, further enhancing its overall appeal.





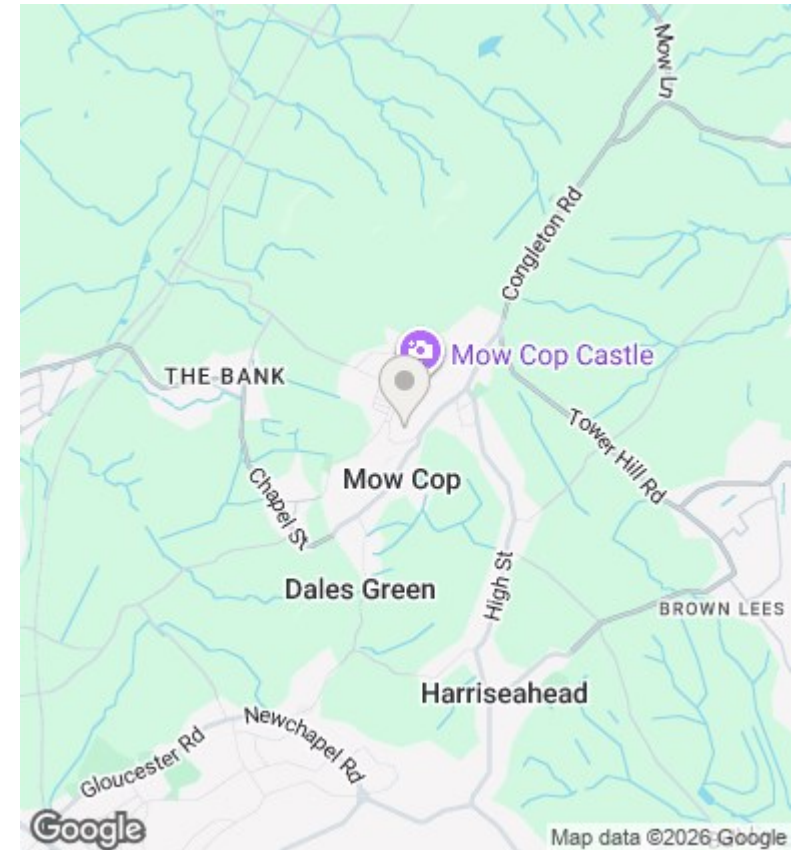
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C



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