



## 5 South Street, Mow Cop, Stoke-On-Trent, ST7 4NR

£180,000

- Well Presented Two Double Bedroom Semi- Detached Home
- Ample Private Off- Road Parking for Multiple Vehicles
- Uninterrupted Open Landscaped Views
- Council Tax Band A
- Two Perfectly Proportioned Reception Rooms With Feature Log Burner/ Open Fire
- Detached Stone Garage & Useful Outhouse
- Beautiful Semi Rural Location Of Mow Cop
- Modern Fitted Kitchen & Family Bathroom
- South-Facing Landscaped Gardens & Additional Raised Decking Area
- Countryside Walks On Your Doorstep

# 5 South Street, Stoke-On-Trent ST7 4NR

A charming and beautifully presented two-bedroom semi-detached home, perfectly combining character features with modern comfort. Set in an enviable position with far-reaching views across open fields and towards Mow Cop, this delightful property offers perfectly proportioned living space and exceptional outdoor areas.



Council Tax Band: A



Internally the home boasts two reception rooms, each enhanced by a cosy log burner in the dining room and an open fire in the lounge, creating warm and inviting spaces ideal for relaxation or entertaining. The fitted kitchen sits to the rear, with the modern bathroom continuing.

Onto the first floor there are two well-proportioned bedrooms providing comfortable accommodation, with the bedroom at the rear capturing those uninterrupted views.

Outside, the property truly excels. The beautiful south-facing gardens are a standout feature lovingly maintained and offering sunshine throughout the day with glorious views of the landscape and beyond.

An additional raised decking area is perfect for those summer evenings perfectly designed for hosting with friends and family. This wonderful outdoor space is ideal for summer barbecues, relaxed gatherings, or simply unwinding in the sunshine.

The property has private parking to the side for two vehicles and a detached garage which provides excellent storage or workshop potential, while a handy outhouse adds further practicality.

With its charming setting, wonderful views, and thoughtfully designed spaces, this property is perfect for anyone seeking a peaceful, yet well-connected home filled with character.

### **Lounge**

10'2" x 12'5" into 11'3"

Having a UPVC double glazed window to the front aspect and a single glazed wood door with direct access into the lounge. Feature fireplace housing an open fire sat on a slate hearth with mantle over. Double radiator. Wood effect laminate flooring.

### **Dining Room**

12'0" x 9'6" into 8'1"

Having a UPVC double glazed window to the side aspect and UPVC double glazed French doors with access to the decking, gardens and driveway. Feature fireplace housing a log burner sat on a slate hearth with oak beam mantle over. Coving to ceiling. Double radiator. Wood effect laminate flooring. Handy storage cupboard under the stairs with hanging space and shelving.

Access to the first floor landing

### **Kitchen**

8'3" x 6'3"

Having a UPVC double glazed window to the side aspect  
Comprising of a range of high gloss wall cupboard and base units with wood effect surfaces over incorporating a stainless steel sink and drainer with chrome mixer tap over. Tiled splashback. Oven with electric hob. Space and plumbing for washing machine, space for dishwasher and space for fridge freezer. Coving to ceiling. Wood effect laminate flooring.

### **Bathroom**

7'3" x 6'1"

Having a UPVC double glazed obscure window to the side aspect  
Comprising of a L shaped bath with separate shower attachment over, wall mounted basin sat on a vanity unit with storage underneath. WC with push flush. Tiled flooring. Chrome ladder style radiator. Recessed downlights.  
Access to the loft.

### **First Floor Landing**

First floor landing having access to the loft.

### **Bedroom One**

10'2" x 11'7"

Having a UPVC double glazed window to the front aspect. Double radiator.

### **Bedroom Two**

11'11" x 9'6"

Having a UPVC double glazed window to the rear aspect. Double radiator.

### **Detached Garage**

18'4" x 9'9"

Power and electric.

### **Externally**

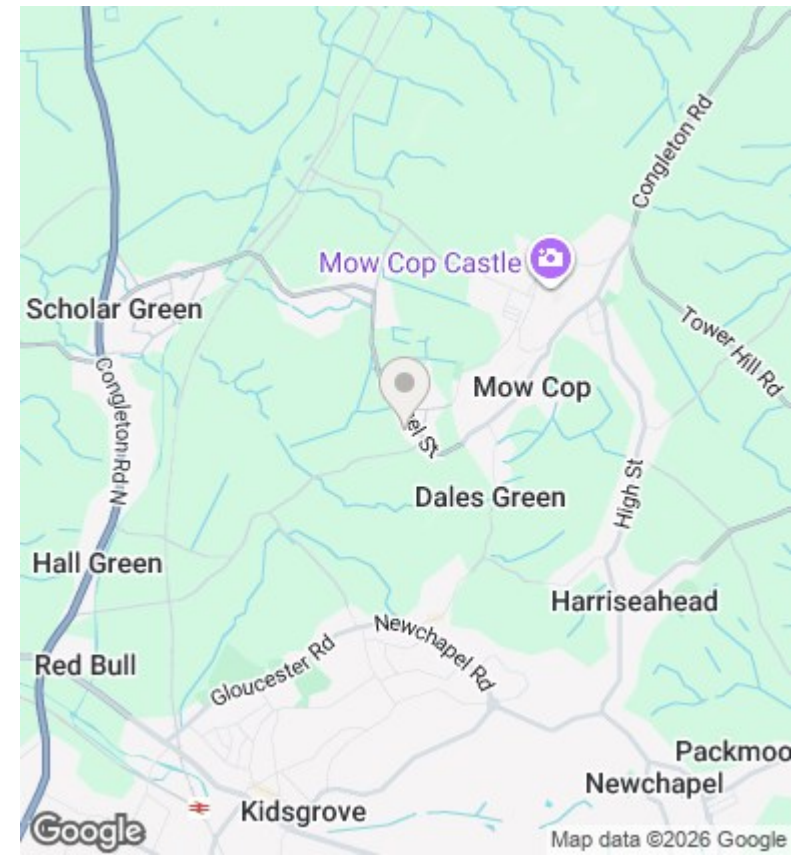
Good size private driveway to the side of the property providing parking for multiple vehicles and a separate detached stone built garage.  
Paved pathway leading to the gardens - lawned garden with an array of mature plants and shrubbery along with a raised decking area.







While every attempt has been made to ensure the accuracy of the description contained here, measurement of items, whether, fixed and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding its efficiency or its ability to meet the requirements of the Building Regulations 2010.



### Directions

### Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

### Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	