



STEPHENSON BROWNE

Chapel Street, Mow Cop

ST7 4NS



£145,000

Description

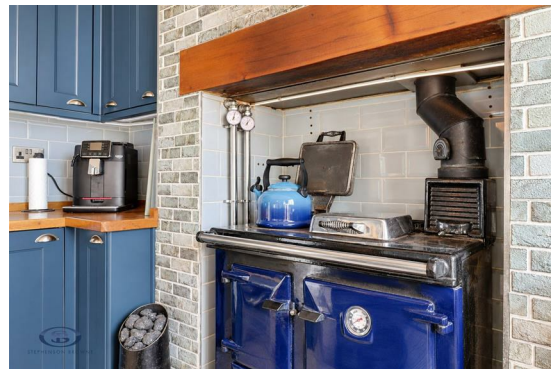
A charming cottage in Mow Cop with views across Cheshire's rolling countryside and no onward chain... Stephenson Browne present Chapel Street, a property that is sure to impress and suit a wide variety of buyers!

Having undergone a total transformation in the last few years, Clara Cottage has been sympathetically renovated, in keeping with the properties age and character.

Our subject home is comprised of a welcoming and cosy reception room, with a log burner in-situ and ample space for furniture. The kitchen enjoys a contemporary finish, with the focal points being the Aga and Belfast Sink. There is a variety of wall and base units allowing for plenty of storage. Off the kitchen there is access to the rear garden and recently renovated bathroom. The bathroom affords a large shower tray, low level W.C. and wash hand basin with integral cabinetry.

To the first floor, there are two double bedrooms, able to accommodate large beds and all of the trimmings.

One of the highlights of this home is its rear garden, overlooking the Cheshire plain, there is a turfed lawn, decking providing a great area for seating, a hot tub and a pergola allowing privacy. This one is not to be missed! Call us today for more information.



Room Descriptions

Living Room

14'0" x 11'8"

Composite front door leading into living room. Double glazed window to front elevation. Log burner. Wall Mounted All-In-One Smart Air Conditioner with Heat Pump

Kitchen

12'2" x 9'6"

Solid fuel Aga, Belfast sink. Variety of wall and base units. Fridge Freezer and washing machine. Double glazed window to rear elevation with views over rear garden and Cheshire's rolling countryside. Access to cellar and stairs to first floor. Wall Mounted All-In-One Smart Air Conditioner with Heat Pump

Lobby

Access to bathroom. uPVC door leading to rear garden.

Bathroom

Low level W.C. Wash hand basin with integral cabinetry providing ample storage. Double glazed modesty glass window to side elevation.

Bedroom One

13'3" x 11'8"

Double glazed window to front elevation. Wall Mounted All-In-One Smart Air Conditioner with Heat Pump.

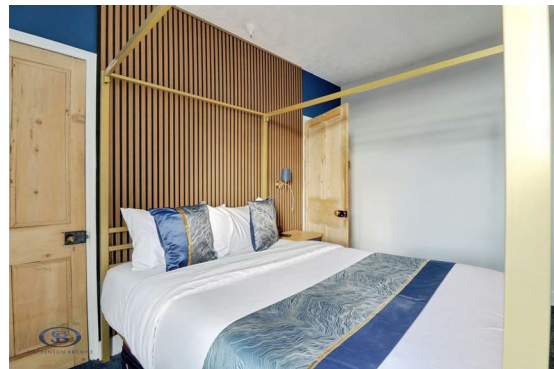
Bedroom Two

12'2" x 9'8"

Double glazed window. Integral storage. Wall Mounted All-In-One Smart Air Conditioner with Heat Pump

Externally

Rear garden with breathtaking views across the Cheshire plain towards the Welsh Mountains. Decking providing space for outdoor seating. Hot tub and small pond. Turfed lawn. Pergola affording privacy.



Council Tax Band

The council tax band for this property is A.

Freehold 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.

Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

NB: Copyright

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Floorplans



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants 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 theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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