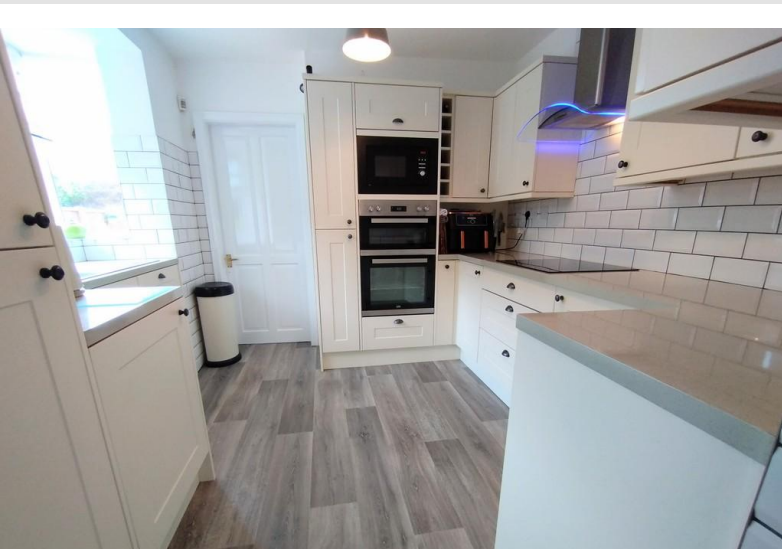


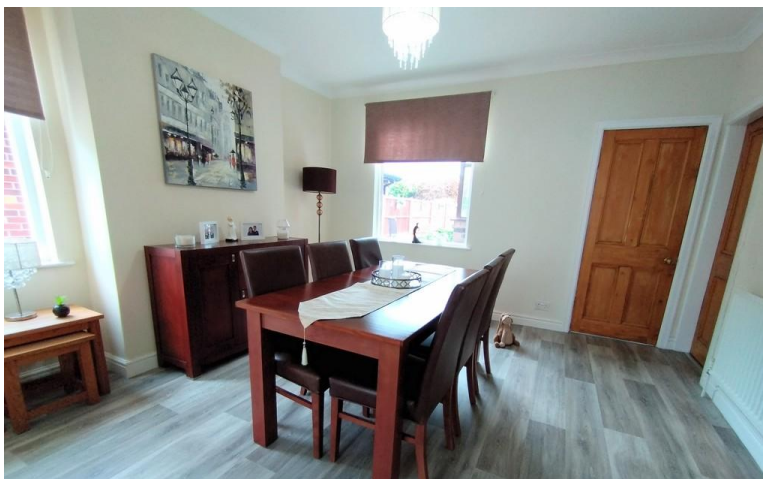


**Church Lane**  
**Mow Cop, ST7 4LR**

- BEAUTIFULLY PRESENTED
- SPACIOUS SEMI DETACHED RESIDENCE
- SEMI RURAL & POPULAR LOCATION
- HALL, SPACIOUS LOUNGE/DINING ROOM
- UPDATED KITCHEN, UTILITY
- THREE SPACIOUS BEDROOMS, FIRST FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- UPVC D/GLAZING & GAS C/H

**£240,000**





## Property Description

### INTRO

Located within Mow Cop a well regarded popular semi rural location a beautifully presented spacious residence with no chain, comprising entrance porch, entrance hallway, a bay window lounge with a multi stove, archway to the dining room, a well appointed fitted kitchen with appliances, rear hall, a utility room, a ground floor updated bathroom suite. On the first floor are two double bedrooms, a third bedroom, an updated family shower room, a useful landing area with much potential in the loft spaces subject to regs etc. Externally a forecourt to the frontage, a pathway to the side of the house, leading to the patio garden area and on to the double width driveway to the rear. UPVC double glazing & gas central heating form a combi boiler. Owned solar panels are installed. The property is located within easy access to larger towns & facilities, along with many rural walks etc. Viewing essential without further delay. (draft details subject to approval)



#### ENTRANCE PORCH

#### ENTRANCE HALL

Radiator, stair case to the first floor.

#### LOUNGE

12' 1" x 11' 7" (3.68m x 3.53m)

With a walk in bay window to the front, radiator. A feature fireplace with a stone mantelpiece, chimney breast with an inset multi stove. Arch to;

#### DINING ROOM

12' 11" x 12' 2" (3.94m x 3.71m)

Window to the side and rear, radiator. Walk in under stairs store area.



#### KITCHEN

9' 3" x 8' 10" (2.82m x 2.69m)

Comprising an updated well appointed kitchen with a range of base and wall units, worksurfaces, inset sink, built in double oven, microwave. 3 central lights. A bay window to the side.

#### REAR HALL

With a glazed external access door.

#### UTILITY ROOM

8' x 4' 6" (2.44m x 1.37m)

With fitted base and wall units, work surfaces. Window to the side, wall mounted gas boiler.



#### GROUND FLOOR BATHROOM

With an updated grey sprackle suite with a pannelled bath, low level W.C wash hand basin. Chrome towel radiator, splash back fully tiled to the walls.

#### FIRST FLOOR LANDING

A spacious landing area.

#### BEDROOM ONE

12' 2" x 10' 10" (3.71m x 3.3m)

Window to the rear with a far reaching view, fitted wardrobes, radiator.



#### BEDROOM TWO

11' x 9' 8" (3.35m x 2.95m)

Window to the front, radiator, fitted wardrobes.

#### BEDROOM THREE

10' 8" x 8' 10" (3.25m x 2.69m)

Window to the rear with a far reaching view, radiator.



#### EXTERNALLY

The property has owned solar panels installed.

#### REAR PATIO GARDEN

A paved patio garden area providing useful outside space. A gate to the frontage and to the car parking area with double width parking driveway.

#### VIEWING ARRANGEMENTS

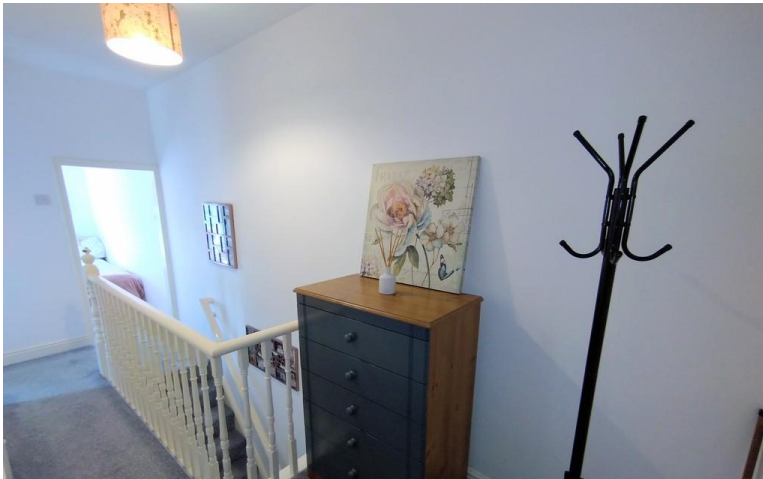
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including [Rightmove.co.uk](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements