

STEPHENSON BROWNE

Clare Street, Mow Cop

ST7 4PD

4 2 2 C

Offers Over £360,000

DESCRIPTION

A deceptively spacious split level four bedroomed detached family home extending to approximately 1487 square foot within the popular location of Mow Cop. With more to offer than initially meets the eye from the exterior with extensive and impressive accommodation throughout, four double bedrooms and stunning panoramic views from the rear.

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.













ROOM DESCRIPTIONS

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"

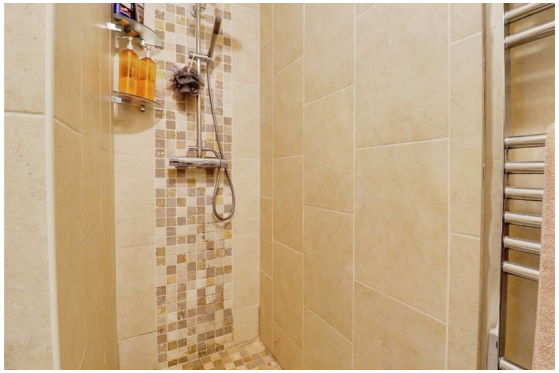
Garden Room
13'10" x 9'7"
Double glazed garden room with a double glazed skylight and French doors. Vertical radiator. Tiled flooring.

First Floor Landing
Radiator. Laminate wood flooring.

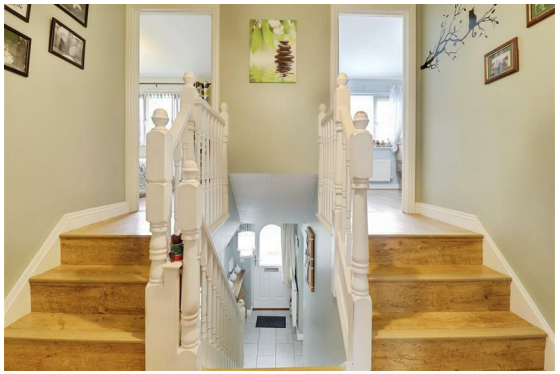
Principal Bedroom
13'0" x 12'4"
Double glazed window. Built in storage cupboard. Radiator. Laminate wood flooring. Access to:-

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 tied 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.

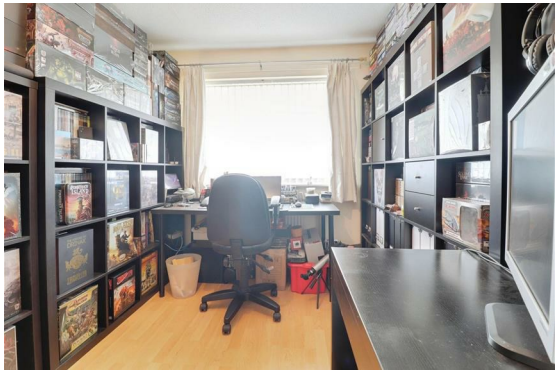
Council Tax Band
The council tax band for this property is D.

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.

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.

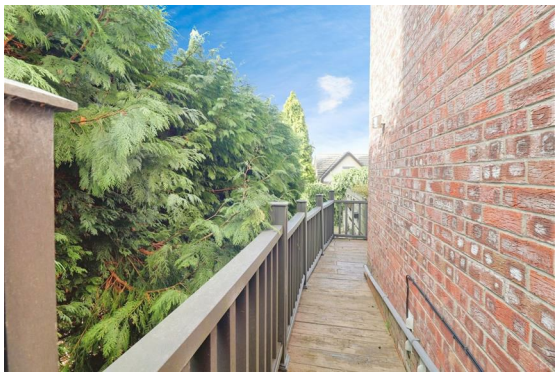
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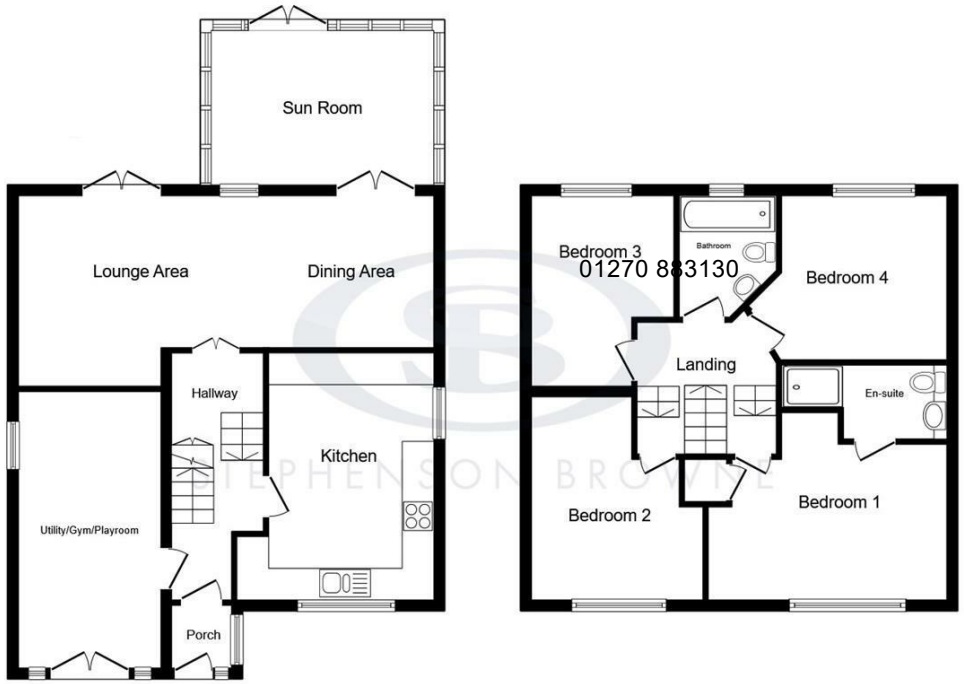






Floorplans

Clare Street, Mow Cop, ST7 4PD



01270 883130

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.)

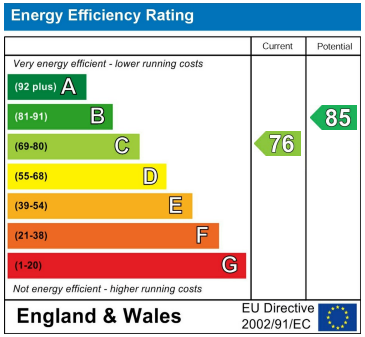
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

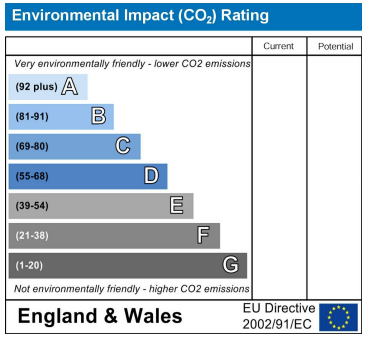
STEPHENSON BROWNE

Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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