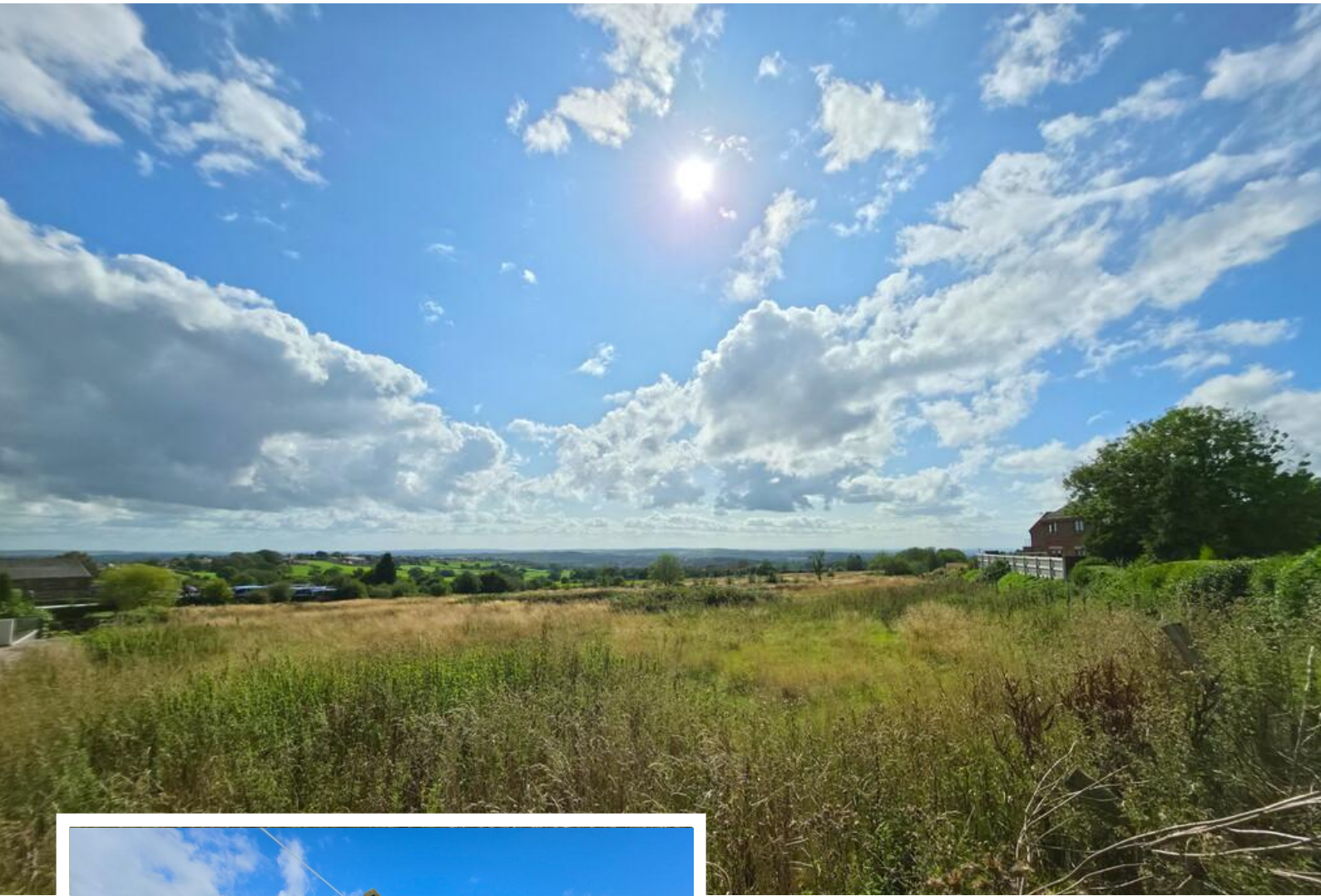




Church Lane
Mow Cop, ST7 4LR

- SUBLIMELY PRESENTED THROUGHOUT
 - A SPACIOUS SEMI DETACHED RESIDENCE
 - COUNTRYSIDE WALKS ON YOUR DOORSTEP
 - HALL, SPACIOUS LOUNGE & DINING ROOM
 - MODERN KITCHEN, UTILITY, GROUND FLOOR BATHROOM
 - THREE SPACIOUS BEDROOMS
 - FIRST FLOOR SHOWER ROOM
 - LARGE DRIVEWAY TO THE REAR
- £228,000**





Property Description

INTRO

Located within the highly sought after Mow Cop, here we have a beautifully presented and spacious residence, with NO CHAIN and beautiful far reaching views! The stunning internal accommodation comprises of an entrance porch, entrance hallway, a bay window lounge with a multi stove, archway to the dining room, modernised kitchen with fitted appliances, rear hall, a utility room, a ground floor updated bathroom suite. On the first floor are two double bedrooms, a third bedroom, and 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 with parking for approx 3/4 cars. UPVC double glazing & gas central heating form a combi boiler. Owned solar panels are installed. The property is located perfectly on the doorstep to beautiful countryside walks to Mow Cop and surrounding areas. Viewing is absolutely essential without further delay!



ENTRANCE PORCH

UPVC front entrance door.

ENTRANCE HALL

Radiator, staircase to the first floor. Electric consumer unit and controls for the solar panels.

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 a beautifully modernised kitchen with a range of base and wall units, work surfaces, 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 sprakle suite with a panelled 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.



FIRST FLOOR SHOWER ROOM

A modernised suite with enclosed shower cubicle and electric shower. Low level W.C and wash hand basin. Bidet. Chrome towel radiator. Frosted window to the front. Tiled walls and laminate flooring.

EXTERNALLY

The property has owned solar panels installed.

FRONTAGE

With steps up to the front door, and a forecourted paved area. Gated access leads to the rear.



REAR GARDEN

Attracting the all day sun - This well presented and low maintenance paved patio garden area provides a lovely outdoor private space. Enclosed with fencing, and a rear access gate leads to:

REAR DRIVEWAY

A driveway provides useful off-road parking for approx 3/4 vehicles.

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



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 be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and 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: 66D Potential: 85B







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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