



Mow Lane, Gillow Heath, ST8 6RJ.  
£159,950

Whittaker Est. 1930  
& Biggs

## Mow Lane, Gillow Heath, ST8 6RJ.

We are pleased to offer this delightful cottage located within an idyllic setting with far reaching front views over nearby fields. This beautiful home offers a harmonious combination of traditional charm & modern features to create a turn key opportunity for those looking for an affordable country property. This 2 bedroom semi is tucked away from the roadside, although there is no vehicular access there is unrestricted on street parking close by. Upon arrival you are greeted by a traditional front entrance door giving access to the entrance hall with its useful storage cupboard. The main lounge offers a traditional fireplace & picturesque views. You're sure to be surprised by the fantastic open plan living kitchen which is a wonderful addition to the home. Complete with on trend gloss units with contrasting base units & Neff Integrated appliances. The defined dining/living area has the benefit of a wood burning stove providing a cosy ambiance during the winter months. The kitchen area exudes light via the vaulted ceiling with Velux roof light in cohesion to the French doors which give immediate access the the gardens. To the first floor there are two bedrooms with the front bedroom having stunning views over the adjacent countryside. There's also a modern bathroom with a shower bath. Externally there are gardens the the front & side which are sectioned. The cottage style gardens provide privacy & are laid to lawn being a wonderful addition to the cottage. Located within the sought after village location of Gillow Heath with many countryside walks, nearby tennis courts & recreational grounds. There is also nearby access to Biddulph Valley walkway. Offered for sale with no upward chain, this is a fantastic opportunity to acquire an affordable cottage within this location.



### Entrance Hall

Having an original 1930s front entrance door with decorative and leaded stain glass panel, radiator, store cupboard.

### Lounge 11' 6" x 10' 10" (3.51m x 3.30m)

Having a traditional cast-iron ornate feature fireplace, radiator, UPVC double glazed window to front aspect with views over the adjacent fields. TV point.

### Open Plan Living Kitchen 19' 3" x 13' 5" (5.88m reducing to 1.97 x 4.09 reducing to 2.97m)

Defined Open Plan dining area having radiator, feature cast-iron woodburning stove set upon a tiled hearth, grey wood effect laminate flooring. Opening into kitchen area having a range of on trend gloss units with contrasting units having wood effect fitted worksurface over. incorporating single drainer stainless steel sink unit with mixer tap over. Range of quality integral appliances including a Neff combination oven and grill, Lamona electric hob with Neff stainless steel chimney style extractor over. Plumbing for washing machine, integral fridge and separate freezer. Traditional style radiator with chrome towel rail, continuous grey wood effect laminate flooring. Vaulted ceiling with Velux window. UPVC double glazed window to side aspect. UPVC French doors giving access to the private gardens.

### First Floor Landing

Stairs with battery remote controlled stair lighting, access to loft.

### Bedroom one 12' 2" x 10' 10" (3.72m x 3.29m)

Having Upvc window to front aspect with views over the adjoining fields, radiator.

### Bedroom Two 7' 1" x 8' 8" (2.15m x 2.63m) room not square

Having obscured UPVC double glazed window to side aspect, radiator.

### Bathroom

Having a modern suite comprising of shower bath with over bath shower and glazed shower screen, WC, pedestal wash and basin. Window to side aspect, recess lighting to ceiling, heated towel radiator, part tiled walls, vinyl flooring, shaver socket.

### Externally

The property is tucked away from the roadside with cottage gardens to the front & side aspect. Predominantly laid to lawn with established hedged boundaries providing privacy.



Council Tax Band: Band A

EPC Rating: E

Tenure: believed to be Freehold







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