



Pear Tree Cottage, Chapel Street, Mow Cop, ST7 4NS.  
£165,000

Whittaker & Biggs Est. 1930

## Pear Tree Cottage, Chapel Street, Mow Cop

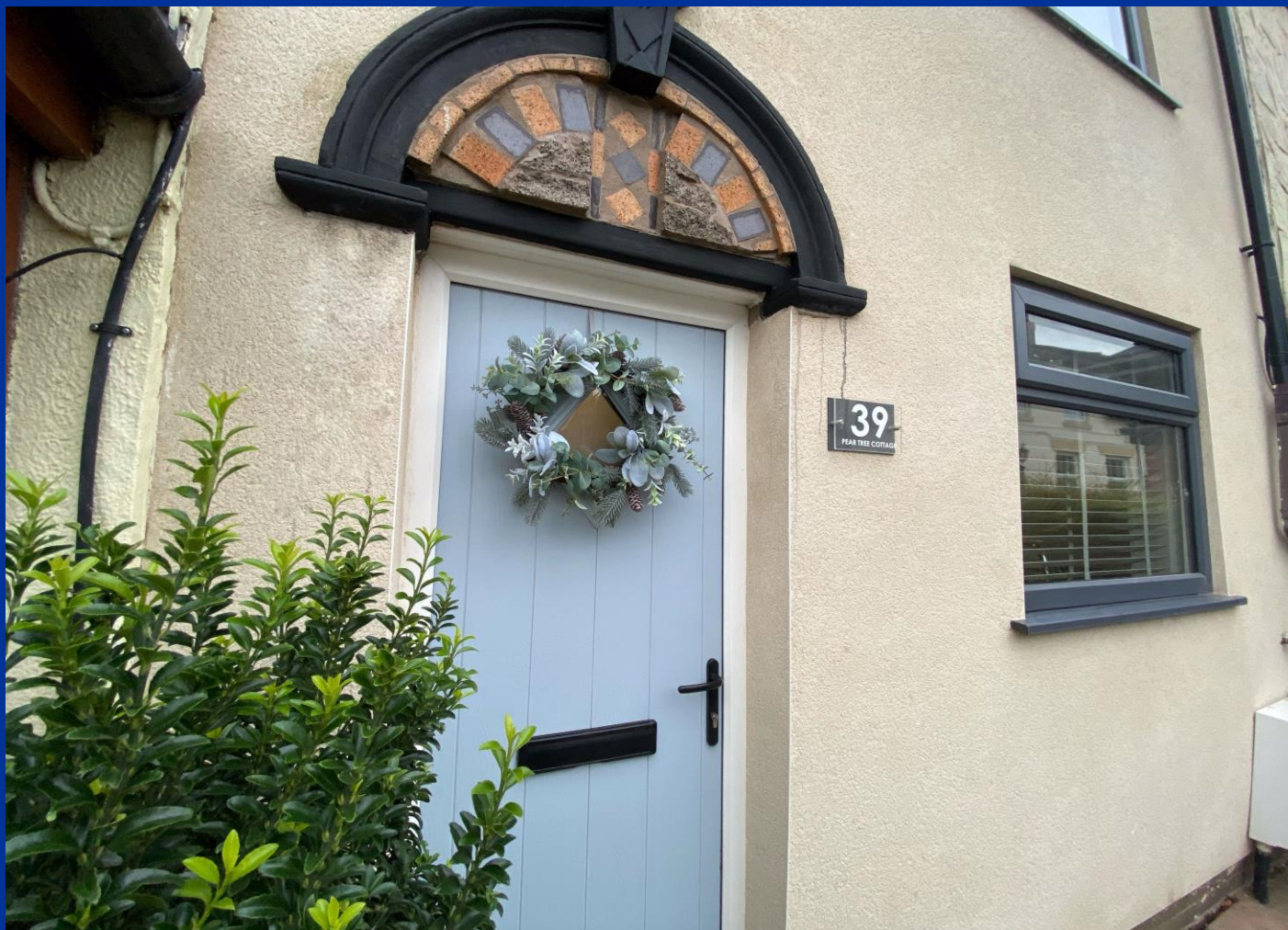
This newly renovated & extended cottage is as pretty as it sounds. Pear Tree Cottage has surprisingly sized accommodation which will absolutely astound you. The no expense spared approach to this property has created a delightful home that's ready to move into, enhanced by a full catalogue of works.

Truly deceptive, this gorgeous home offers two reception rooms providing versatile use including an extended lounge, having Velux roof lantern two sets of patio doors which allow access to the enclosed raised terrace & the newly landscaped gardens, which are a particular feature to this property. Leading from the garden is a private access to the roadside & the residential communal car park.

The kitchen offers a range of newly installed on trend units coupled with a full range of integral appliances, complimented by feature splash backs & wood effect worktops.

Another additional benefit has to be the cellar, which although limited in head height is welcomed addition to the home. The cellar also has an active ventilation system.

To the first floor there is a newly installed bathroom with luxurious tiling & waterfall taps. There are also two bedrooms with the rear having a lovely outlook over Cheshire.



This semi-rural location of Mow Cop is home to the historical castle with many rural walks & nearby canal, as well as local eateries. There is certainly nothing of this standard, within its price range & location at present. With such style & accommodation we are sure that this lovely property would create an excellent home for the lucky purchasers which is offered with no upward chain.

**Kitchen 11' 0" x 12' 0" (3.35m x 3.67m)**

Having a range of newly installed wall mounted cupboard and base units finished in an on-trend grey. Wood effect fitted worksurface over incorporating a white 1 & 1/2 bowl composite single drainer sink unit with mixer tap over. Having a range of quality new integral appliances including dishwasher, combination oven, combination microwave & grill, half & half fridge freezer, ceramic hob with touch controls & extractor fan over with concealed lighting. UPVC window to front aspect, newly fitted composite front entrance door. Graphite tall standing radiator, grey oak affect laminate flooring, mains fitted smoke alarm & recessed lighting to ceiling.

**Dining Room 10' 11" x 10' 1" (3.34m x 3.07m)**

Having open recess to chimney with feature exposed timber mantle & stone hearth. Column style towel radiator, UPVC full-length window to rear aspect, wood effect grey laminate flooring, stairs to first floor landing Door giving access to:-

**Cellar 7' 10" x 5' 10" (2.38m x 1.79m)**

Having steps down with limited head height. Having electric light and power and electric ventilation system.

**Extended Lounge 18' 1" x 8' 5" (5.50m x 2.56m)**

Having UPVC patio doors to rear and side aspect rear aspect, leading out onto raised decked terrace & gardens. Wood effect grey laminate flooring, recess lighting & Velux roof lantern to ceiling, two column radiators.

**First Floor Landing**

First Floor Landing Having a mains fitted smoke alarm, giving access to principal rooms.

**Bedroom One 8' 8" x 12' 1" (2.65m x 3.69m)**

Having UPVC window to front aspect, radiator. Access to loft having a pull down ladder. Partially boarded with a newly installed combi boiler.

**Bedroom Two 7' 9" x 9' 1" (2.37m x 2.76m)**

plus recess. Having UPVC window to rear aspect with far reaching views over Cheshire countryside on the horizon. Radiator. Recess for open storage.

**Bathroom 7' 11" x 5' 3" (2.41m x 1.61m)**

(not square) Having a newly installed modern style bathroom suite comprising:- paneled bath with waterfall mixer tap & over bath into mains chrome shower over, low-level WC, modern vanity unit with storage cupboard & wash hand basin with waterfall tap over. Extractor fan to ceiling, recessed lighting to ceiling, tall chrome heated towel radiator.

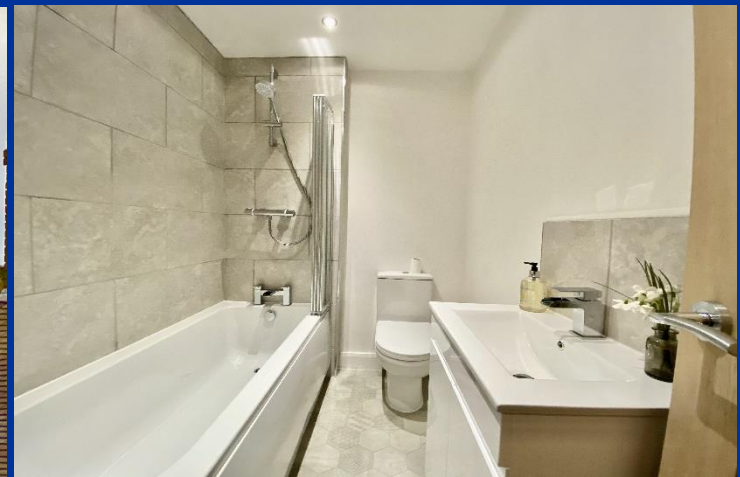
**Externally**

Forecourted to the front of the property.

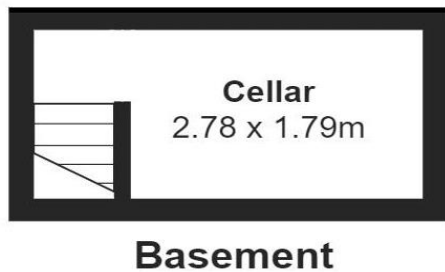
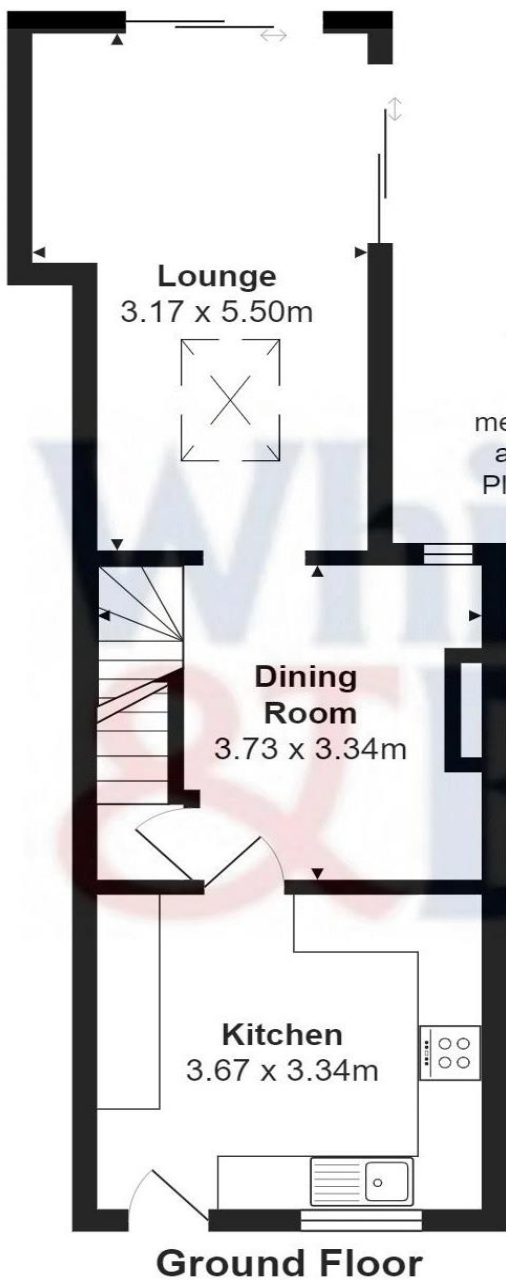
**Rear Garden**

Fully enclosed being newly landscaped with a feature rockery. Gravelled area leading to the lawned gardens. Private gated access to Chapel Street.

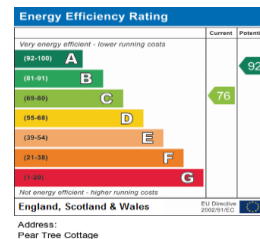
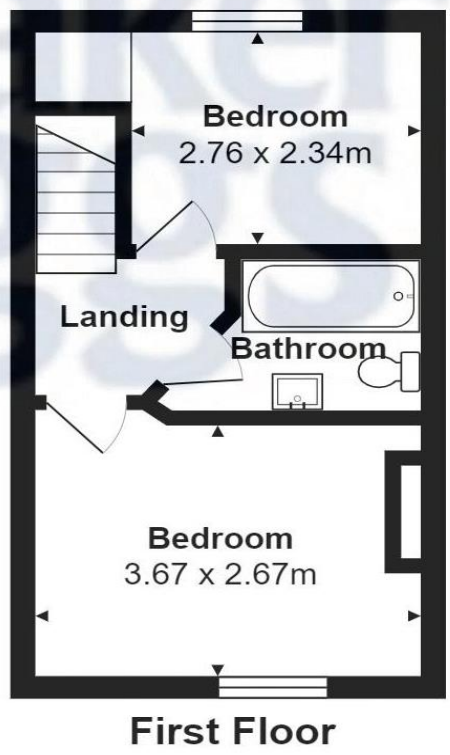








**Total Area: 73.0 m<sup>2</sup>**  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

16 High Street  
 Congleton  
 CW12 1BD  
 T: 01260 273241  
 E: congleton@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

