



High Street, Mow Cop, Staffordshire, ST7 3ND.

Offers Over £127,500

Est. 1930
**Whittaker
& Biggs**

Hawthorne Cottage, High Street, Mow Cop Staffordshire, ST7 3ND.

This delightful character cottage has been lovingly renovated with an eye for detail by the current vendors and is set within the picturesque semi rural village of Mow Cop. Internally the property comprises of a living room with a exposed stone feature wall, a contemporary kitchen with beech worktops, and an handy utility room. To the first floor is a good sized double bedroom with original wood flooring and two built in wardrobes, and a modern bathroom with an exposed stone feature wall. The cottage also offers a useful cellar which is ideal for added storage space. To the front of the property is an enclose patio. While to the rear is a low maintenance and enclosed courtyard. This cozy cottage is complete with gas central heating and double glazing throughout. The property would be an ideal first time buy or holiday let investment. An internal viewing is highly recommended to appreciate the location and accommodation on offer.



Living Room 12' 5" x 11' 7" (3.79m x 3.53m)

uPVC external door to the front elevation with an obscured glass panel, uPVC double glazed window to the front elevation, feature fire place with a solid oak mantle, exposed stone feature wall, column radiator, and oak effect flooring.

Kitchen 10' 2" x 6' 3" (3.09m x 1.91m)

uPVC double glazed window to the rear elevation, contemporary fitted units to the base level with beech worktop over, stainless steel 1.5 sink with a chrome mixer tap over, space for a cooker, column radiator, stairs to the first floor, access to the cellar, and oak effect flooring.

Utility room 5' 2" x 4' 6" (1.57m x 1.38m)

uPVC external door to the side elevation giving access to the rear courtyard, uPVC double glazed window to the rear elevation, beech worktop with plumbing and space for a washer and dryer under, Vaillant gas fired central heating boiler, radiator, and wood effect flooring.

First Floor

Bedroom 11' 9" x 11' 8" (3.57m x 3.55m)

A good sized double bedroom with a uPVC double glazed window to the front elevation, original wood flooring, two built in double wardrobes, radiator, and access to the fully boarded out loft space with light power.

Bathroom 9' 11" x 6' 6" (3.01m x 1.98m)

With a uPVC double glazed window to the rear elevation, contemporary white three piece bathroom suite comprising of a bath with chrome free standing tap with a handheld shower fitment as well as a rainforest shower fitment above, pedestal sink with a chrome mixer tap, low level WC with a push flush, radiator, storage cupboard, tiled flooring, and an exposed stone feature wall.

Cellar 12' 1" x 5' 1" (3.68m x 1.55m)

Accessed from the kitchen wood effect flooring, light and power, Air and Wall Positive Input Ventilation System, and with a fully damp proof membrane with 8 year guarantee.

Exterior

To the front elevation is an enclosed patio with potential for off-road parking for a small vehicle (Subject to planning permission). While to the rear is a low maintenance and enclosed courtyard with gated access to the side and an outside water tap.

Note:

Council Tax Band: A

EPC Rating: B

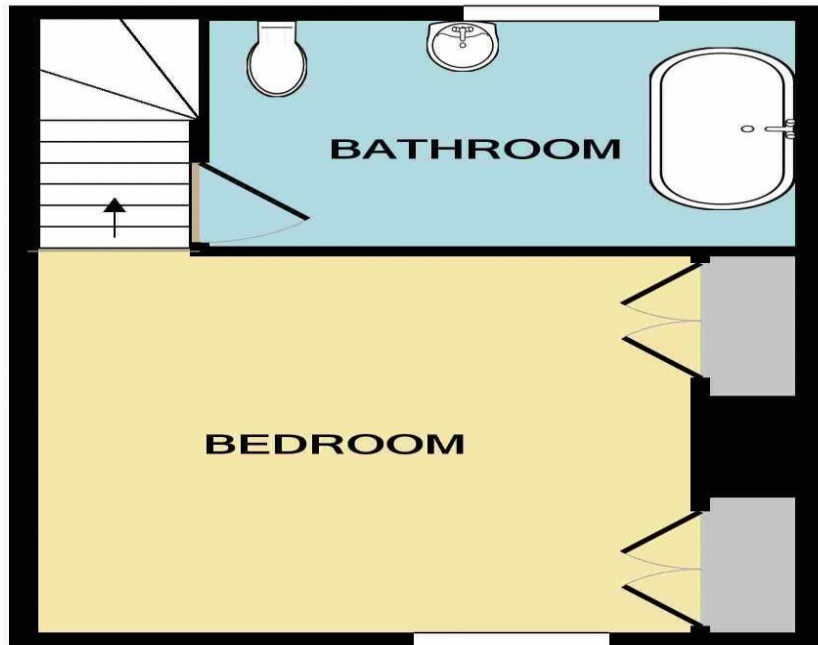
Tenure: believed to be Freehold



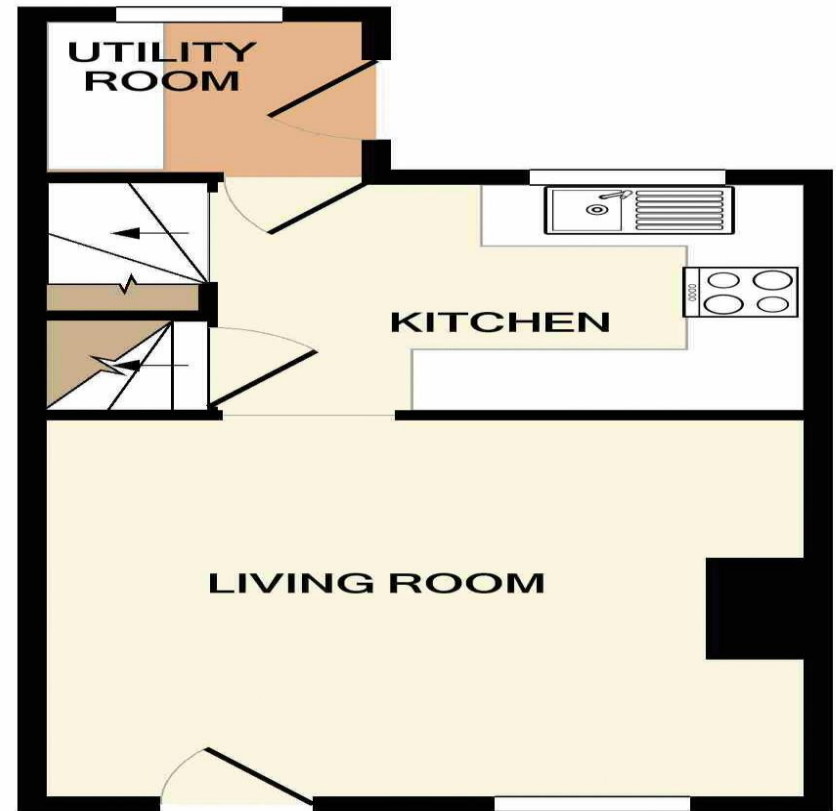




BASEMENT LEVEL



1ST FLOOR



GROUND FLOOR

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