



**PRIORY**  
PROPERTY SERVICES



**3 Bedrooms. End Of Row Cottage In The Heart Of Mount Pleasant Village With Great Views To The Rear & Refurbished Throughout. Open Plan Dining Kitchen/Family Rm. Ent. Porch. Lounge With Wood Burning Stove. Modern White Bathroom.**



**21 Chapel Street Mow Cop ST7 4NP**

**£119,950**

**ENTRANCE PORCH**

Tiled floor. Single glazed door to the front elevation. Ceiling light point. Further door allowing access into the lounge.

**LOUNGE** 11' 8" maximum into the chimney recess x 10' 2" (3.55m x 3.10m)

Multi-fuel burner set on an attractive hearth. Quality timber effect laminate floor. Panel radiator. Coving to the ceiling with ceiling light point. By-fold doors allowing access to the under stairs store cupboard which houses the wall mounted (Valiant) gas combination central heating boiler. Plumbing and space for washing machine. uPVC double glazed windows to both the side and front elevations. Archway leading to the stairwell to the first floor.

**INNER HALLWAY**

Stairs to the first floor. Ceiling light point. Door allowing access to the kitchen.

**DINING KITCHEN** 17' 4" maximum into the units x 12' 0" maximum (5.28m x 3.65m)

Range of new modern fitted base units with quality timber effect work surfaces above. Attractive tiled splash backs. Various power points over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Built in (Candy) electric hob with stainless steel effect new modern electric oven and grill combined below. Stainless steel effect modern (Hotpoint) circulator fan/light above. Drawer and cupboard space. Timber laminate flooring. Panel radiator. Fire surround. Low level power points. Inset ceiling lights. uPVC double glazed frosted window to the side. uPVC double glazed window and door allowing views out to the rear garden and excellent views over towards Staffordshire/Cheshire on the horizon.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. uPVC double glazed frosted window to the side. Loft access point. Ceiling light point. Panel radiator. Doors to principal rooms.

**BEDROOM ONE** 11' 0" x 8' 10" (3.35m x 2.69m)

Entrance recess area. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing fantastic panoramic views to the rear elevation over towards Staffordshire and Cheshire.

**BEDROOM TWO** 9' 2" x 8' 0" (2.79m x 2.44m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the village green area.

**BEDROOM THREE** 13' 2" x 6' 0" (4.01m x 1.83m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front allowing great views over the village green area.

**BATHROOM** 7' 8" x 6' 0" (2.34m x 1.83m)

Modern three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap, shower attachment and fitted glazed shower screen. Modern part tiled splash backs. Timber effect laminate floor. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a block paved area providing easy pedestrian gated access to the rear.

**REAR ELEVATION**

Good size elevated flagged patio area with steps down to a lower level slate, gravelled garden area. Large raised timber decked area off the kitchen. Timber fencing forms the boundaries. Excellent views over towards Staffordshire and Cheshire on the horizon.

**DIRECTIONS**

Head North along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the traffic lights turn right onto 'Newpool Road' and continue to the top, turning right onto 'Towerhill Road'. Head towards 'Mow Cop' and at the 'T' junction turn left onto 'Mow Cop Road', down through 'Mow Cop' past the 'Ash Inn' into Mount Pleasant Village, to where the property can be located on the left hand side, clearly identified by our 'For Sale' Board.

**VIEWING**

Is strictly by appointment via the selling agent.





# PRIORY

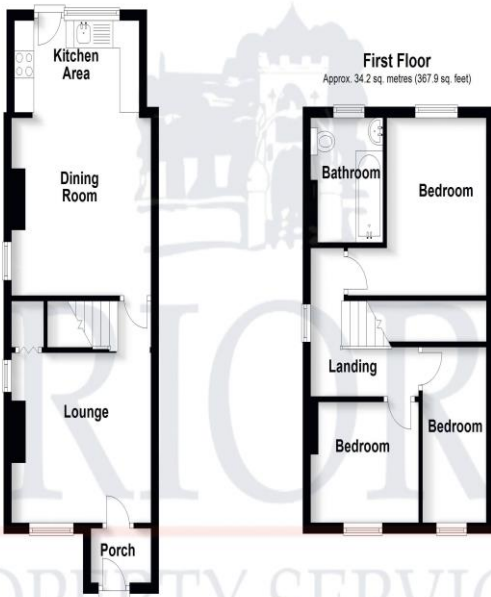
PROPERTY SERVICES

## Biddulph's Award Winning Team





Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 68.2 sq. metres (734.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Energy Performance Certificate



21, Chapel Street, Mow Cop, STOKE-ON-TRENT, ST7 4NP

Dwelling type: End-terrace house  
 Date of assessment: 25 April 2019  
 Date of certificate: 25 April 2019

Reference number: 8861-7024-4420-3255-0922  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 67 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

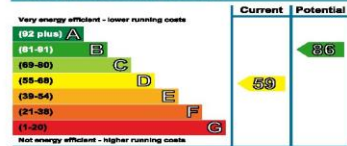
Estimated energy costs of dwelling for 3 years:	£ 2,568
Over 3 years you could save	£ 984

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 153 over 3 years	
Heating	£ 1,983 over 3 years	£ 1,239 over 3 years	
Hot Water	£ 279 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 2,568</b>	<b>£ 1,584</b>	<b>£ 984</b>

You could save £ 984 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 75
2 Internal or external wall insulation	£4,000 - £14,000	£ 573
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 111

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.