



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. With Superb Far Reaching Field Views That Stretch Over Towards The 'Biddulph Valley'. This Lovely Semi Has Lots To Offer With Large Landscaped Garden, Conservatory & Dining Kitchen. No Chain!**



34 Church Lane Mow Cop ST7 4LY

£175,000

**ENTRANCE HALL**

uPVC double glazed door to the front elevation. Panel radiator. Ceiling light point. uPVC double glazed window to the side. Stairs allowing access to the first floor.

**BAY FRONTED LOUNGE** 13' 8" maximum into the bay x 13' 2" maximum into the chimney recess (4.16m x 4.01m)

Wood burning stove, set in an attractive chimney breast with tiled hearth. Television point. Panel radiator. Low level power points. Coving to the ceiling with wall and ceiling light points. Walk-in under stairs store cupboard with ceiling light. Attractive walk-in bay window with uPVC double glazed windows to the front and sides allowing views of 'Mow Cop' castle. Single glazed double opening 'French doors' allowing access and views into the dining kitchen.

**DINING KITCHEN** 16' 8" in length, maximum into the chimney recess x 9' 4" (5.08m x 2.84m)

Excellent selection of fitted eye and base level units, base units having work surfaces above with tiled splash backs. Various power points across the work surfaces. One and half bowl sink unit with drainer and mixer tap. Slide-in (Electrolux) electric cooker (Nb. vendor informs us that the grill is not working). Good selection of drawer and cupboard space. Plumbing and space for washing machine. Ceiling light points. Tiled floor. Panel radiator. uPVC double glazed, double opening 'French doors' allowing access and views to the large conservatory to the rear. uPVC double glazed window to the rear. Single glazed double opening 'French doors' allowing access and views into the lounge.

**LARGE CONSERVATORY** 12' 0" x 11' 10" (3.65m x 3.60m)

Brick base and pitched roof construction. Tiled floor. Panel radiator. High level television point and power socket. Low level power points. uPVC double glazed windows to both the side and rear elevations, rear having views over the landscaped gardens and fantastic views over 'open countryside' and beyond.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Loft access point. Doors to principal rooms. uPVC double glazed window to the side.

**BEDROOM ONE** 12' 6" x 9' 6" (3.81m x 2.89m)

Two panel radiators. Low level power point. Ceiling light point. uPVC double glazed window allowing excellent views out to the front, up towards 'Mow Cop Castle' on the horizon.

**BEDROOM TWO** 10' 0" maximum into the wardrobes x 9' 6" (3.05m x 2.89m)

Panel radiator. Low level power points. Built in wardrobes to either side of the chimney breast with double opening louvre doors and side hanging rails. Ceiling light point. uPVC double glazed window allowing fantastic open panoramic views across 'open fields', over towards 'Staffordshire' and the 'Moorlands' on the horizon.

**BEDROOM THREE 'L' SHAPED** 9' 2" maximum into the entrance recess area x 6' 10" (2.79m x 2.08m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front allowing pleasant views and views up towards 'Mow Cop' on the horizon.

**FAMILY BATHROOM** 6' 4" x 6' 2" (1.93m x 1.88m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps, fitted shelf and mirror above. Panel bath with chrome coloured mixer shower, chrome coloured hot and cold taps. Part tiled walls. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via an original stone wall forming the front boundary and wide tarmac driveway allowing off road parking. Small lawned garden with well kept borders. Timber fencing and privet hedges form the side boundary. Tarmac pathway continues to the side, allowing easy pedestrian access to the rear. Good size timber shed with pitched roof and further large timber extended shed, beyond, to the rear.

**REAR ELEVATION**

The rear has a slate flagged patio area to one side of the conservatory. Outside water tap. Small feature fish pond surrounded by attractive rockery and gravelled border. Off the conservatory there is a large extensive timber decked patio area over two levels with inset lighting which enjoys fantastic panoramic views over 'open countryside', 'Staffordshire' and 'Staffordshire Moorlands' on the horizon. Good size mature lawned garden. Large gravelled patio to one side with a further flagged patio towards the head of the garden to enjoy fantastic views over open countryside. Privet hedging forms the boundaries.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the traffic lights turn right onto 'Newpool Road' and proceed to the top. At the 'T' junction turn right onto 'Towerhill Road' continue up into Mow Cop. At the junction (at the end) turn left on to 'Mow Cop Road', after the Mow Inn turn next left on 'Church Lane' to where the property can be located on the left hand side via our 'Priory Property Services' board.

**VIEWING**

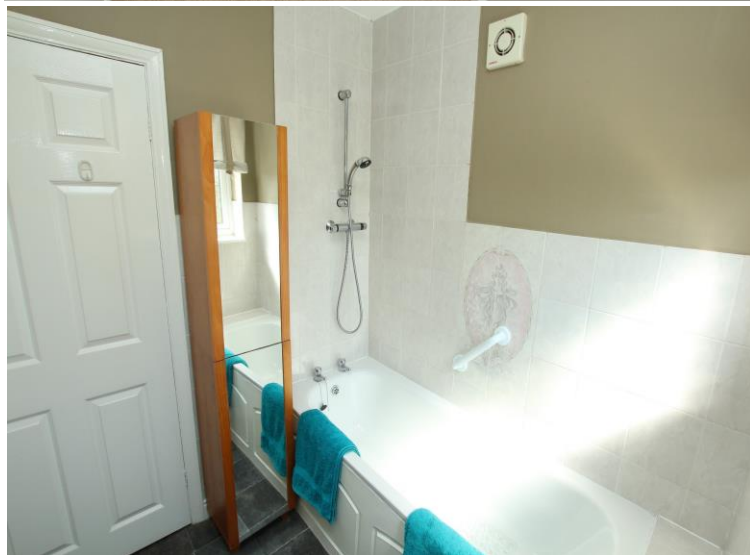
Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN!**



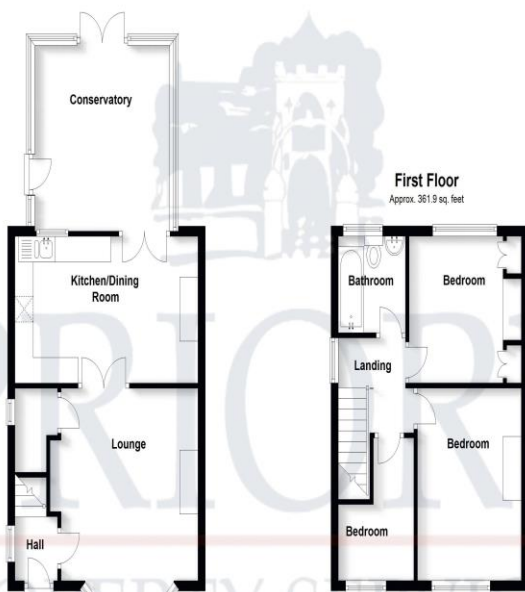
### Biddulph's Award Winning Team





Ground Floor  
Approx. 514.5 sq. feet

First Floor  
Approx. 361.9 sq. feet



Total area: approx. 876.4 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



34, Church Lane, Mow Cop, STOKE-ON-TRENT, ST7 4LY

Dwelling type: Semi-detached house Reference number: 2158-7098-7265-5588-2910  
 Date of assessment: 25 May 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 28 May 2018 Total floor area: 68 m<sup>2</sup>

Use this document to:

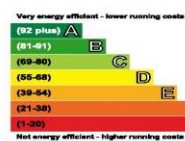
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,965  
 Over 3 years you could save £ 273

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 147 over 3 years	
Heating	£ 1,368 over 3 years	£ 1,317 over 3 years	
Hot Water	£ 384 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 1,965</b>	<b>£ 1,692</b>	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 75
2 Low energy lighting for all fixed outlets	£25	£ 57
3 Solar water heating	£4,000 - £6,000	£ 141

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](http://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.