



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Semi Detached Stone Cottage. Comprising: Ent. Hall. Lounge. Fitted Kitchen With Aga. Utility. G.F. Bathroom With Feature Roll Top Bath. Enclosed Low Maintenance Garden. uPVC Double Glazing & Gas Central Heating.



7 High Street Mow Cop ST7 3ND

£139,500

THROUGH ENTRANCE HALL

uPVC double glazed doors allowing access to both the front and rear gardens. Attractive tiled floor. Panel radiator. Low level power point. Centre ceiling light point. Timber doors allowing access to the bathroom, utility room and further door to the kitchen.

KITCHEN 12' 2" x 10' 10" maximum into the stairs (3.71m x 3.30m)

Excellent selection of quality fitted eye and base level units, base units having quality timber work surfaces above. Attractive tiled splash backs. Fitted Belfast sink with mixer tap above and double routed in drainer to either side. Large slide-in gas or electric cooker space, currently a fitted (Classic 90 Leisure) gas oven (included in the sale). Extractor fan/light above. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Panel radiator. High level television point. Timber door to stairwell allowing access to the first floor. Further timber door allowing access into the lounge. uPVC double glazed windows to both the front and side elevations.

LOUNGE 13' 8" maximum into the chimney recess x 11' 2" (4.16m x 3.40m)

Quality timber exposed flooring. Attractive brick fireplace with large timber lintel above. Wall light points. Low level power points. Television point. Panel radiator. Timber panelling to the ceiling. uPVC double glazed window allowing views to the enclosed private garden.

GROUND FLOOR BATHROOM 8' 4" x 6' 8" (2.54m x 2.03m)

Three piece suite comprising of a high level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Stand alone bath with chrome coloured mixer tap. Mixer shower over the bath with chrome coloured curtain rail and curtain. Tiled floor and walls. Panel radiator. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the front elevation.

UTILITY ROOM/BOILER ROOM 8' 6" x 3' 10" both measurements are approximate (2.59m x 1.17m)

Wall mounted (Potterton) gas combination central heating boiler. Ideal place for cloaks. Built in work surface with space for dryer below. Ample space for small fridge under the units. Power points. Ceiling light point. uPVC double glazed window to the rear.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Low level power points. Loft access point. Doors to bedrooms one and two.

BEDROOM ONE 13' 5" x 10' 10" (4.09m x 3.30m)

Concealed radiator. Door to over-stairs store cupboard. Ceiling light point. uPVC double glazed window allowing fantastic panoramic views over the Cheshire Plain and views to the garden.

BEDROOM TWO 13' 2" x 7' 5" (4.01m x 2.26m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front elevation.

EXTERNALLY

The property is approached via a low level wall with flagged patio area. Easy access to the side entrance porch.

REAR ELEVATION

The rear has a good size flagged patio area off the rear, which enjoys the majority of the mid-day to later evening sun. Large timber shed. Large slate gravel patio area.

DIRECTIONS

Head North along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the traffic lights turn right onto 'Newpool Road'. Continue to the 'T' junction at the top, turning right onto 'Towerhill Road' and head towards 'Mow Cop'. At the 'T' junction at 'Mow Cop' turn left onto 'Congleton Road' and proceed down to 'Mow Cop Road', to the fork in the road, taking the right hand turning onto Chapel Bank, which in turn becomes High Street, to where the property can be clearly identified on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.



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Biddulph's Award Winning Team





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.