



3 Bedrooms. Semi Detached Home With Views To The Front Elevation & Generous None Overlooked Garden To The Rear. Hallway. Lounge/Diner. Fitted Kitchen. G.F. W.C. Modern F.F. Bathroom. Detached Garage. No Upward Chain!



ENTRANCE PORCH

uPVC double glazed, double opening 'french doors' allowing access from the front. Original single glazed door with side panel windows allowing access into the entrance hall.

ENTRANCE HALL

Stairs allowing access to the first floor. Panel radiator. uPVC double glazed window to the side. Ceiling light point. Door to walk-in under stairs store cupboard with shelving and uPVC double glazed window to the side, plus ceiling light point. Telephone point. Doors to principal rooms.

BAY FRONTED KITCHEN 14' 10" maximum x 7' 8" maximum into the bay at its widest point (4.52m x 2.34m)

Range of fitted eye and base level units, base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Space for gas/electric cooker. Plumbing and space for washing machine. Breakfast bar. Drawer and cupboard space. Ample space for free-standing fridge or freezer. Panel radiator. Ceiling light points. uPVC double glazed bay window allowing views of the garden and partial views into the distance.

REAR PORCH

uPVC double glazed door to the side. Ceiling light point. Wall mounted (Potterton) gas combination central heating boiler. Tiled floor. Door to ground floor cloakroom.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Tiled floor. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the side.

BAY FRONTED THROUGH LOUNGE DINER**LOUNGE AREA** 12' 0" maximum into the bay x 10' 10" maximum (3.65m x 3.30m)

Panel radiator. Low level power points. Television point. Coving to the ceiling with ceiling light point. Large arch into the dining room. Walk-in bay to the front with views over the front garden and excellent panoramic views over towards 'parts of Staffordshire' on the horizon.

DINING AREA 13' 8" x 10' 10" (4.16m x 3.30m)

Gas fire set in an attractive stone surround with timber mantel above. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Large archway to the lounge. uPVC double glazed window towards the rear allowing views up to the lounge established gardens.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Ceiling light point. Low level power point. Doors to principal rooms. uPVC double glazed window to the side.

BEDROOM ONE 13' 10" x 10' 10" (4.21m x 3.30m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing excellent views over the long lawned gardens to the rear.

BEDROOM TWO 11' 0" x 11' 0" (3.35m x 3.35m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window out to the front allowing fantastic panoramic views over 'Staffordshire Countryside' and beyond.

BEDROOM THREE 6' 4" x 5' 10" (1.93m x 1.78m)

Panel radiator. Timber effect laminate flooring. Small loft access point. Ceiling light point. uPVC double glazed window to the side.

BATHROOM 9' 0" x 5' 10" (2.74m x 1.78m)

'White' bathroom suite comprising of a low level w.c. Bidet. Pedestal wash hand basin with chrome coloured hot and cold taps. Shower cubicle with glazed doors, tiled walls and chrome coloured mixer shower. Tile effect vinyl flooring. Panel radiator. Tiled walls. Ceiling light point. uPVC double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a wide concrete driveway with raised stone borders to either side and flagged pathway towards the front entrance. Two front gardens are low maintenance gravel and rockery gardens with established shrubs. Small flagged patio area to the front allowing pleasant views over 'Staffordshire'. Concrete driveway meanders across the front of the detached pre-fabricated garage. Outside water tap.

DETACHED PRE-FABRICATED GARAGE

Up-and-over door to the front. Window to the side.

REAR ELEVATION

The rear has a concrete and crazy paved flagged patio area surrounding the rear with floodlighting over and raised lawned garden set behind large stone retaining wall. Steps lead up to a crazy paved patio area. Flagged pathway leads to a long elevated lawned garden with established trees and pleasant views from the top over the surrounding 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 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' where the property can be clearly identified after the 'Ash Inn Public House', down the private slip road on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!



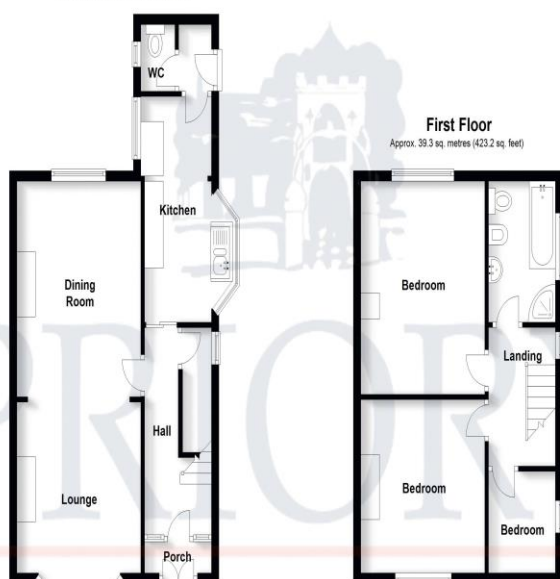


Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)

First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 85.0 sq. metres (914.5 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

HM Government

110, Mow Cop Road, Mow Cop, STOKE-ON-TRENT, ST7 4NF

Dwelling type: Semi-detached house Reference number: 9038-6965-7220-5743-5980
 Date of assessment: 17 October 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 October 2017 Total floor area: 84 m²

Use this document to:

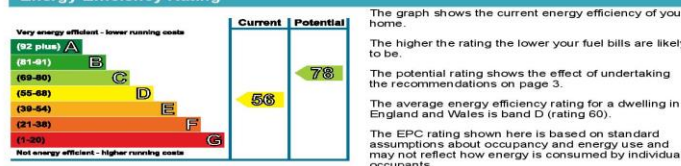
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,255
Over 3 years you could save	£ 846

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 168 over 3 years	
Heating	£ 2,730 over 3 years	£ 2,064 over 3 years	
Hot Water	£ 270 over 3 years	£ 177 over 3 years	
Totals	£ 3,255	£ 2,409	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 195	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 114	
3 Low energy lighting for all fixed outlets	£35	£ 72	

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.