



Clare Street, Mow Cop, ST7 4PE.  
£160,000

Whittaker Est. 1930  
& Biggs

# Clare Street, Mow Cop, ST7 4PE.

This semi detached home is located within the delightful semi rural village of Mount Pleasant, Mow Cop, with countryside walks on your doorstep.

This two double bedroom home offers spacious accommodation that includes an entrance porch and sizable entrance hall, open plan lounge/diner with a gas cast iron stove and sliding patio doors giving access to the delightful rear gardens.

The kitchen has an adjoining utility room and could be reconfigured to create an open plan dining kitchen, if required.

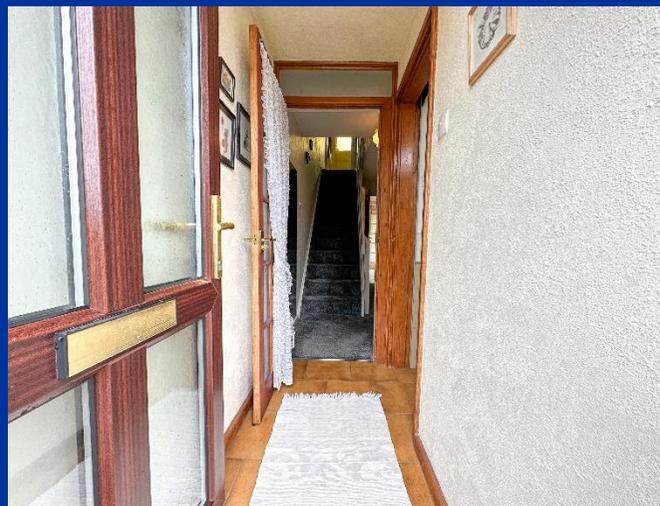
The first floor offers similar accommodation to three bedrooms of the same construction, with the main bedroom having built in wardrobes and a walk in store cupboard as well as far reaching views over the Cheshire Plain on the horizon.

As well as a convenient ground floor cloaks there is a first floor Shower Room with a white suite and luxurious multi jet enclosed shower cubicle.

Externally there are front and rear gardens. The rear garden is truly magnificent, stocked with an assortment of floral plants, seasonal shrubs and established trees with paved patio areas and feature pond. The property offers unrestricted on road parking which is available to the front and side of the property.

Other benefits include a modern gas boiler and no upward chain.

An affordable family home within a peaceful location that offers accessibility to neighbouring towns Congleton, Kidsgrove and Alsager.



### Entrance Porch

Having a UPVC double glazed front entrance door with obscured glass panel. Tiled floor. Ground floor cloaks having a white wash hand basin with storage below, WC with concealed cistern, tongue and groove panelling. Fixed shelving, window to front aspect.

### Entrance Hall 12' 10" x 6' 2" (3.90m x 1.87m)

Having stairs to 1st floor, landing, radiator, under stairs storage cupboard.

### Kitchen 9' 11" x 8' 2" (3.01m x 2.50m)

having a range of wall mounted cupboard and base units, with fitted worksurface over, incorporating a 1 1/2 bowl single drainer, stainless steel sink unit with mixer tap over. Space for an electric cooker with fitted whirlpool extractor fan over, part tiled walls, space for fridge freezer, tiled floor, radiator. Internal window into.

### Utility Room 8' 5" x 3' 5" (2.57m x 1.04m)

Plumbing for washing machine, space for tumble dryer, hardwood double glazed windows to rear and side aspect, rear entrance door with fully glazed panel. Stone flooring.

### Open Plan Lounge 23' 1" x 10' 9" (7.04m x 3.27m)

reducing to 2.61 m. UPVC sliding multi opening patio doors giving access and views over the garden. UPVC double glazed window to the front aspect with partial views on Horizon over the Cheshire Plain. Corner set fireplace housing a gas cast iron stove. Radiators.

### First floor landing

having access to loft space, Cupboard with shelving and exposed stainless steel flue.

### Bedroom One 9' 5" x 14' 2" (2.86m x 4.31m)

Into wardrobe. UPVC double glazed window to the front aspect with far reaching Cheshire views on the horizon.

Built in mirror fronted sliding wardrobes, additional walk in store cupboard.

### Bedroom Two 11' 1" x 13' 9" (3.37m x 4.18m)

into doorway reducing to 2.66 m. Having mirror fronted sliding wardrobes to side wall, radiator, UPVC double glazed window to the rear aspect overlooking the garden.

### Shower Room 5' 7" x 8' 6" (1.70m x 2.58m)

having an enclosed shower cubicle with multi jet system and thermostatically controlled shower with keypad touch controls, incorporating seat and overhead shower. Wash hand basin, low level WC. Fully tiled walls, UPVC to the rear aspect. Extractor fan, chrome heated towel radiator, built in vanity storage unit with louvre doors.

### Externally

The front garden is laid to lawn with feature shrubs. Paved patio to the front of the property. Gated side access to the rear garden. The rear garden is fully enclosed with gated rear access to the head of the garden for wheelie bin access.

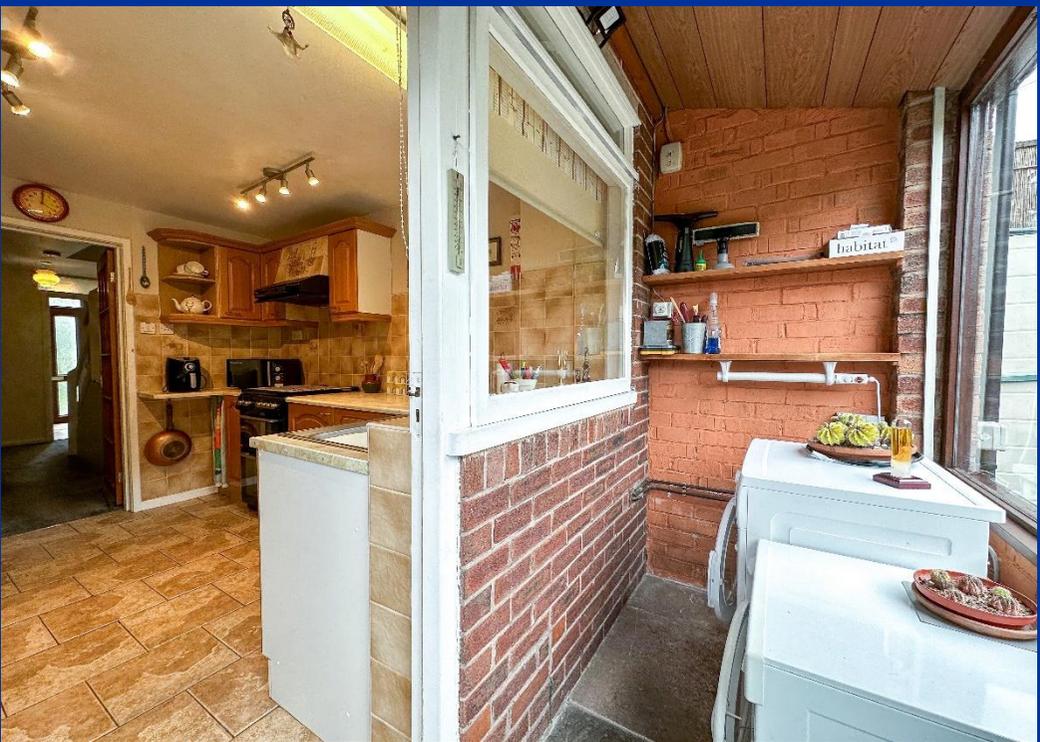
Note:

Council Tax Band: A

EPC Rating: TBC

Tenure: believed to be freehold











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