



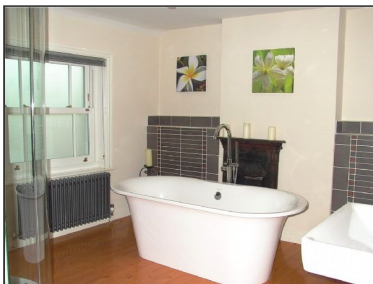
PRIORITY

PROPERTY SERVICES



60 Top Station Road Mow Cop

£219,500



Impressive Two Bedroom Stone Built Cottage Boasting Far Reaching Views Over The Cheshire Plain & Modern Bathroom.

GROUND FLOOR

ENTRANCE HALL

Door to the front elevation. Stairs allowing access to the first floor. Ceiling light point. Doors allowing access to both the lounge and study/dining room.

STUDY/DINING ROOM 10' 8" x 10' 2" (3.25m x 3.1m)

Impressive coal effect gas fire with tiled inset and hearth. Television point. Low level power points. Panel radiator with thermostatic control. Centre ceiling light point. uPVC double glazed sliding sash windows towards the front elevation.

LOUNGE 11' 2" x 10' 6" (3.4m x 3.2m)

Multi-fuel burner set in an attractive tiled hearth. Television point. Panel radiator with thermostatic control. Door to under stairs storage cupboard. Picture rail. Coving to the ceiling with centre ceiling light point. uPVC double glazed window to the side and uPVC double glazed sliding sash window towards the front elevation.

DINING KITCHEN (L Shaped) 17' x 12' 4" narrowing to 8'10" (5.18m x 3.76m)

Range of fitted solid wood eye and base level units, base units having real wood work surfaces over with tiled splash backs. Various power points over the work surfaces. Built in Belfast sink. Good selection of drawer and cupboard space. Built in dishwasher. Space for gas/electric range cooker. Extractor fan. Two panel radiators, both with thermostatic controls. Door allowing access to the utility. Further door to the ground floor cloakroom. Door to the side elevation. uPVC double glazed window and uPVC double glazed French doors allowing access and views towards the rear garden.

UTILITY ROOM 7' 4" x 6' 2" (2.24m x 1.88m)

Timber work surface with tiled splash backs. Built in Belfast sink with chrome coloured mixer tap over. Plumbing and space for an automatic washing machine. Space for dryer. Panel radiator with thermostatic control. Ceiling light point. uPVC double glazed window to the rear.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with chrome coloured taps. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window with tiled sill to the side.

FIRST FLOOR

LANDING

Stairs to the ground floor. Small galleried landing with uPVC sash window to the front. Ceiling light. Doors to principal rooms.

BEDROOM ONE 12' 4" x 10' 4" (3.76m x 3.15m)

Attractive real wood flooring. Double panel radiator. Centre ceiling light point. Two uPVC double glazed windows allowing excellent far reaching views over the Cheshire Plain. Further door allowing access to walk in wardrobe with ceiling light point, side hanging rails, shelving and timber exposed flooring. uPVC double glazed, double opening French doors allowing views of the garden and fantastic views over towards the Cheshire Plain and Staffordshire on the horizon.

BEDROOM TWO 11' 2" x 10' 8" (3.4m x 3.25m)

Exposed timber floors. Double panel radiator with thermostatic control. Door allowing access to the galleried landing. Loft access point. Ceiling light point. uPVC double glazed window allowing fantastic views over the Cheshire Plain at the side and uPVC double glazed sliding sash window allowing excellent views over towards the Cheshire Plain to the front elevation.

BATHROOM 10' 6" x 10' 4" (3.2m x 3.15m)

Luxury white suite (fitted by Cheshire Rose) comprising of a wall mounted w.c. with concealed cistern. Wall mounted wash hand basin with half pedestal and chrome coloured mixer tap over. Free-standing (Victoria & Albert) bath with chrome coloured mixer tap and shower attachment. Impressive walk in glass and chrome (Matki Deluge) shower cubicle. Chrome heated towel rail. Radiator with thermostatic control. Open fire surround. Inset ceiling light point. uPVC double glazed frosted sliding sash windows towards the front elevation.

EXTERNALLY

The property is approached via a low level stone wall to the front and majority on the side. Impressive (Town & Country) pressed concrete cobble effect driveway allowing off road parking for 2 vehicles. Slightly raised flower border with stone walling. Easy pedestrian access to the rear with lantern reception light. Door allowing access into the kitchen. Good size flagged patio area that enjoys the majority of the all-day to late evening sun allowing fantastic views over towards the Cheshire Plain and Staffordshire on the horizon. Garden is mainly laid to lawn with well stocked flower and shrub beds. Dry-stone walling to one side. Timber shed (Nb. vendor informs us that the shed is included in the sale).

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 past the Mow Inn then past the school, turning right onto Chapel Bank which in turn becomes High Street, taking the 2nd left onto Top Station Road where the property can be clearly identified on the left hand side opposite the Cheshire View public house.

VIEWING

Is strictly by appointment.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	48	60	(39-54) E	43	54
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC England & Wales			EU Directive 2002/91/EC England & Wales		
60 Top Station Road Mow Cop			http://www.epc-graph.com		

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.