



- **A Rural Two Bedroom Terraced House**
- **Large Front Garden with Patio**
- **Council Tax A**
- **Central Heated & Double Glazed**
- **EPC Being Renewed**
- **Ask an adviser to book your viewing**



7 Church Street, Mow Cop
Stoke-On-Trent, ST7 4PB

£147,950

Description

A two bedroom terraced property situated in Mount Pleasant in Mow Cop. This terraced property benefits from Gas central heating and double glazing throughout, and a large front garden with potential for off-road parking. Accommodation comprises living room, kitchen, bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed yard with brick built stores, patio paving and side pedestrian access. Ideal first time purchase or investment with a potential rental of £795.00 pcm.

Ground Floor

Living Room 12' 11" x 11' 2" (3.93m x 3.40m)

With carpeted floor, radiator, Power Point, aerial point, telephone point, feature hearth with inset fire.

Kitchen 10' 0" x 9' 8" (3.05m x 2.94m)

Fitted kitchen with cream wall and base units, wood effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, Washer point, inset spotlights and larder cupboard.

Rear Hall

With PVCu door to rear, wood effect floor, Power Point, stairs off.

Bathroom/ Wet Room 5' 3" x 5' 10" (1.60m x 1.78m)

Fitted bathroom suite in white with WC and basin. Part tiled walls and heavy duty vinyl floor with drain. Includes electric shower, radiator, extractor fan.

First Floor

Landing

With carpet floor, Power Point, stairs off.

Bedroom 1 12' 11" x 11' 2" (3.94m x 3.40m)

With carpeted floor, radiator, Power Point, window to front.

Bedroom 2 10' 5" x 9' 11" (3.17m x 3.03m)

With carpeted floor, radiator, Power Point, built-in airing cupboard.

Outside

To the frontage is a large lawn garden leading to a patio seating area and side passageway onto rear paved yard with brick built stores. The frontage may suit off-road parking subject to appropriate permissions.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Energy performance certificate (EPC)

7, Church Street Mow Cop STOKE-ON-TRENT ST7 4PB	Energy rating E	Valid until: 24 February 2026	 0848-2827-7220-9626-7841
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Property type Mid-terrace house

Total floor area 58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)