



Energy performance certificate (EPC)

38 Halls Road Mow Cop STOCK-ON-TRENT ST7 3NS	Energy rating D	Valid until 10 April 2035
		Certificate number 0350-2740-4440-2095-0915

Property type	Detached house
Total floor area	148 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 D. It has the potential to be B.

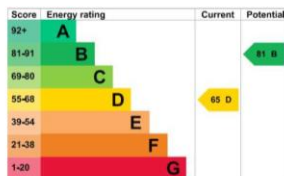
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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**Brakeside, 38 Halls Road,
Mow Cop, Cheshire ST7 3NS**

Selling Price: Offers in the

- WELL MAINTAINED DORMER STYLE BUNGALOW
- ELEVATED POSITION WITH SPECTACULAR VIEWS
- THREE DOUBLE BEDROOMS
- FIRST FLOOR 28' LOUNGE
- 20' DINING KITCHEN
- SUNROOM & 'L'-SHAPED GARAGE
- LANDSCAPED GARDENS
- NESTLED BETWEEN OPEN FIELDS IN THE RURAL VILLAGE OF MOW COP

A well-maintained detached dormer bungalow style property nestled between a patchwork of open fields in an elevated position with spectacular view across the Cheshire plain, and open countryside views to all four sides.

This property offers spacious, well planned and extended accommodation over two floor and boasts a 28' lounge to the first floor and a 20' dining kitchen to the ground floor.

The PVCu double glazed and gas centrally heated accommodation comprises hall, dining kitchen, utility room, inner hall, three double bedrooms and large bathroom to the ground floor. At first floor level is the lounge with bedroom 1 and en-suite.

Externally are landscaped gardens, driveway providing car parking, detached 'L'-shaped garage and a sunroom/office. In recent years, the property has been re-roofed, had new PVC fascia boards and soffits with tiled endcaps, gutters and down spouts.

Mow Cop is an elevated village which is famous for the folly known as Mow Cop Castle, at the summit of the hill, which is recorded in the National Heritage list as a Grade II listed building. It frames the boundary between Cheshire and Staffordshire. The village is conveniently located for the motorway network, and for access to Congleton and Stoke on Trent.



The only way to appreciate the merits of this home, and the truly beautiful views it has to offer, is to arrange a viewing.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door and window.

HALL 9' 10" x 6' 9" (2.99m x 2.06m) : Radiator. Doors to other ground floor rooms. Tiled floor. Stairs to:

FIRST FLOOR LOUNGE 28' 2" x 15' 6" (8.58m x 4.72m) : PVCu double glazed windows to three aspects, with open views. Three radiators. Feature cast iron style gas fire. Eaves storage. Door to:

BEDROOM 1 9' 8" x 10' 10" 6'5" min (2.94m x 3.30m max 1.95m min) : Velux roof light. Fitted cupboard with hanging rail. Eaves storage. Door to:

EN-SUITE : Velux roof light. White suite comprising: Lowe level W.C., wash hand basin and shower cubicle. Chrome heated towel radiator. Tiled walls and floor.

SNUG/BEDROOM 4 14' 0" x 11' 10" max (4.26m x 3.60m max) into bay : PVCu double glazed bay window. Fireplace with inset electric fire. Oak flooring. PVCu double glazed French doors.

BEDROOM 3 12' 0" x 9' 11" (3.65m x 3.02m) : PVCu double glazed windows to dual aspects. Radiator.

BEDROOM 2 12' 0" x 14' 0" max (3.65m x 4.26m max) into bay : PVCu double glazed window to side aspect and PVCu double glazed box bay window to rear



aspect. Door to walk in wardrobe with hanging rail and shelves.

OPEN PLAN KITCHEN DINER 20' 10" x 11' 10" (6.35m x 3.60m) :

Dining Area : PVCu double glazed French doors opening to side aspect. Radiator. Tiled floor.

Kitchen Area : PVCu double glazed window to side aspect. Fitted with matching cream coloured base and eye level units with granite effect laminated surfaces, having stainless steel single drainer sink unit inset. Tiled splashbacks. Integrated dishwasher and fridge freezer. Space for Range cooker with canopy extractor over. Tiled floor.

INNER HALL : Oak flooring. Doors to principal rooms.

UTILITY ROOM 7' 0" x 8' 6" (2.13m x 2.59m) : PVCu double glazed opaque window to side aspect. Laminated preparation surfaces with space and plumbing for washing machine and tumble dryer below. Wall mounted Worcester combi gas central heating boiler. Shelving. Space for fridge and freezer. Tiled floor.

BATHROOM : PVCu double glazed opaque window to side aspect. White suite comprising : Low level W.C., pedestal wash hand basin and 'P'-shaped bath with shower and screen over. Radiator. Tiled walls and floor. Fitted cupboards with shelving.

Outside : The property has gardens to four sides with the main garden areas being located to the front right hand side and the rear of the property with a path



down the left hand side of the property. The gardens offer flagged driveway off road parking, pathways, lawn, timber decking seating terrace. flagged patio seating terrace to the rear enjoying the far-reaching views. Drystone wall boundaries with stocked flower beds and borders, further rockery stocked beds and borders and hedged borders. External security lighting. Outside tap.

GARAGE 15' 4" x 7' 1" min 12' 4" max (4.67m x 2.16m min 3.76m max) : Electric roller door. Power and light.

SUMMER ROOM/OFFICE 10' 5" x 8' 1" (3.17m x 2.46m) : Large PVCu double glazed patio door onto timber decking. 13 Amp power points. Well insulated. Stained timber flooring.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: ST7 3NS - it's recommended to approach the property from the Woodcock Lane side.

