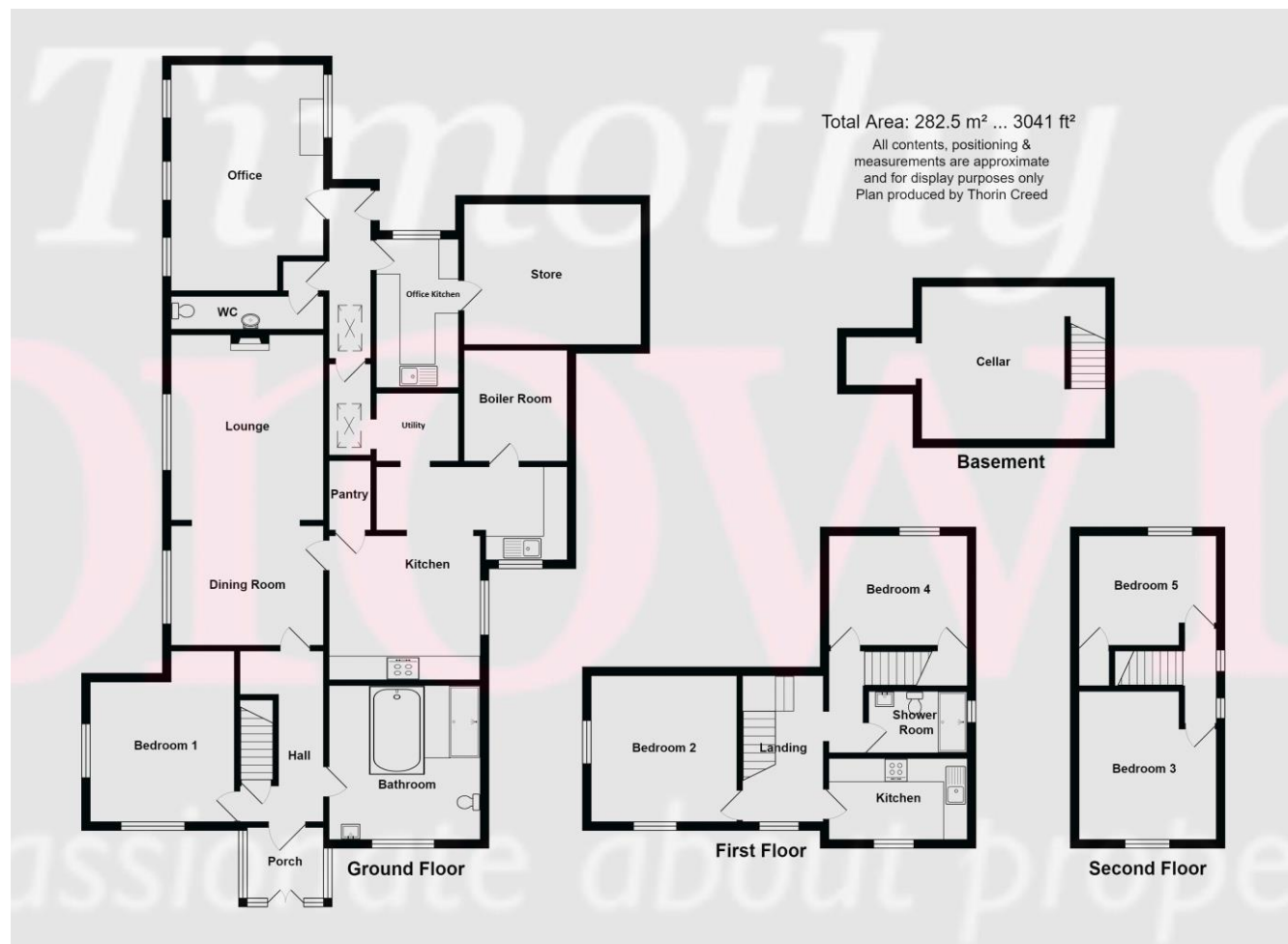


Timothy a brown



118201, 4.98 MW Energy performance certificate (EPC) - Final energy certificate - 6201 UK

Energy performance certificate (EPC)	
118201, 4.98 MW Energy rating: D Valid until: 4 November 2021 Certificate number: 0119-1063-2299-1086-0386	
Property type: Detached house	
Total floor area: 228 square metres	
Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read more about exemptions to the regulations and exemptions from these rules on the government website. See how to improve this property's energy efficiency.	
Energy efficiency rating for this property This property's current energy rating is D. It has the potential to be C. See how to improve this property's energy efficiency.	The graph shows the property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales, the average energy rating is D, the average energy score is 60.

118201, 4.98 MW Energy performance certificate (EPC) - Final energy certificate - 6201 UK

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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Timothy a brown

www.timothyabrown.co.uk

The Cheshire View

73 Top Station Road, Mow Cop,
Stoke-On-Trent, Staffordshire ST7 3NP

Offers in the Region Of £775,000

- EXECUTIVE DETACHED FLEXIBLE ACCOMMODATION WITH BREATHTAKING VIEWS - TOTAL FLOOR AREA 228 SQ M
- 5 DOUBLE BEDROOMS
- IDEAL FOR HOMEWORKING - OFFICE WITH W.C. KITCHEN & STOREROOM
- CAR PARKING FOR APPROX 10 VEHICLES
- MATURE GARDENS
- FULL DOUBLE GLAZING & CENTRAL HEATING
- SEMI RURAL HAMLET OF MOW COP

FOR SALE BY PRIVATE TREATY (Subject to contract)

STUNNING NATURAL BEAUTY – BREATHTAKING VIEWS - MATURE GARDENS – FOUR STOREYS - FIVE DOUBLE BEDROOMS - 3 FITTED KITCHENS - 2 BATHROOMS – FULLY EQUIPPED OFFICE WITH W.C., KITCHEN AND STORE ROOM - CAR PARKING FOR 10 VEHICLES - FULLY DOUBLE GLAZED - CENTRAL HEATING

An executive five bedroom detached home amounting to 282m² (3041ft²) in the sought-after location of Mow Cop, featuring an extensive plot, suitable for an incredible life/work lifestyle; the perfect place to run a business from. It could also be easily altered to create an array of alternative choices or potential business ventures. Located 21 miles from Manchester Airport.

The property is situated near the top of Mow Cop and has an open aspect to the front overlooking the whole of the Cheshire Plain countryside with views as far as Snowdon and Welsh mountains. Extensive parking for multiple vehicles.

This outstanding property is arranged over four floors with basement cellar, and the ground floor featuring office with its own kitchen area, w.c. and storeroom, hall leading to utility room and store, large integrated kitchen and boiler room, large lounge/dining room with feature fireplace, double bedroom with large en-suite bathroom with double bath and shower.

To the first floor the landing leads to a kitchen/diner, fully tiled shower room and two double bedrooms, perfect for a relative wishing to have their own space/independence. To the second floor there are two further double bedrooms.

A gorgeous lawned garden with patio area completes this unique property.

Viewing is imperative to appreciate the merits of this spacious individual family home.



The general location is well placed for commuting with easy access to Congleton and Biddulph, plus the A34 being accessible in Congleton or Scholar Green, opening up to all major routes. Congleton, Biddulph and Kidsgrove all feature major supermarkets which are within easy striking distance of the location. Needless to say, there are plenty of country walks from the doorstep and Mow Cop National Trust Folly is a popular local tourist attraction.

The accommodation briefly comprises (all dimensions are approximate)

Front double door to :

PORCH 6' 0" x 5' 7" (1.83m x 1.70m) : Windows. Tiled floor. Original coloured leaded light timber. Door to:

HALL : Radiator. Oak flooring. Doors to stairs to first floor. Door with steps down to basement. Doors to other rooms.

BASEMENT 12' 10" x 12' 4" (3.91m x 3.76m) :

LOUNGE / DINING ROOM :

Lounge Area 16' 10" x 12' 9" (5.13m x 3.88m) max : Feature Inglenook fireplace with wood burner. Feature ceiling with concealed lighting. 13 Amp power points. Oak flooring. Radiator.

Dining Area 12' 0" x 10' 2" (3.65m x 3.10m) : Feature ceiling with concealed lighting. 13 Amp power points. Oak flooring. Radiator.

KITCHEN : Fitted with modern high gloss units with tiled splashbacks between base and eye level units. Electric hob with extractor over. Tile floor. Radiator. 13 Amp power points. Door to walk in pantry with shelving. Wide opening to further kitchen preparation area.

KITCHEN PREPARATION AREA 16' 2" x 5' 4" (4.92m x 1.62m) : Matching units to kitchen with one and a half bowl stainless steel drainer with mixer tap. Working surfaces. Large extractor hood. Space and plumbing for dishwasher. Tiled walls and floor.

BOILER ROOM 8' 2" x 7' 11" (2.49m x 2.41m) : Worcester gas central heating boiler. Pressurised cylinder. Power and light.



UTILITY 7' 4" x 5' 7" (2.23m x 1.70m) : Space and plumbing for washing machine, dryer and chest freezer.

BEDROOM 1 FRONT 13' 4" x 12' 2" (4.06m x 3.71m) plus wardrobe area : Radiator. 13 Amp power points. Feature ceiling with concealed lighting.

BATHROOM 12' 5" x 11' 4" (3.78m x 3.45m) : Luxurious white quality bathroom suite comprising: low flush w.c., pedestal wash hand basin, double size spa bath and walk in shower. Extractor. Radiator. Fully tiled walls and floor.

REAR HALL : Corridor leading to office section. Radiator. Doors to various doors. Door to rear.

OFFICE 19' 1" x 13' 0" (5.81m x 3.96m) : Two radiators. 13 Amp power points.

OFFICE W.C. : Suite comprising: white low flush w.c. and wash hand basin. Radiator.

OFFICE KITCHEN 12' 6" x 8' 1" (3.81m x 2.46m) max : Fitted with a range of matching high gloss eye level and base units with tiled splashbacks between single drainer stainless steel sink with mixer tap. 13 Amp power points. Door to store.

STORE 15' 0" x 12' 0" (4.57m x 3.65m) :

First Floor :

LANDING : Doors to principal rooms and stairs to second floor.

BEDROOM 2 FRONT 12' 5" x 12' 3" (3.78m x 3.73m) : Windows to front and side aspects. Two radiators. 13 Amp power points.

KITCHEN 11' 9" x 6' 10" (3.58m x 2.08m) : White high gloss fitted kitchen with inset single drainer stainless steel sink with mixer tap. Split level over. Electric hob with extractor canopy over. Radiator. 13 Amp power points

SHOWER ROOM : White suite comprising: low flush w.c., pedestal wash hand basin and double size shower enclosure. Fully tiled walls and floor. Radiator.

BEDROOM 4 REAR 11' 4" x 9' 5" (3.45m x 2.87m) : Window to rear aspect. Radiator. 13 Amp power points.



HALF LANDING : Stairs either side leading to bedrooms 3 and 5.

BEDROOM 3 FRONT 11' 6" x 9' 4" (3.50m x 2.84m) : Window to front aspect. Radiator. 13 Amp power points.

BEDROOM 5 REAR 12' 10" x 11' 8" (3.91m x 3.55m) : Window to rear aspect. Radiator. 13 Amp power points. Door to cupboard with hanging rail.

Outside :

FRONT : Stone hardstanding wall with wrought iron gate with lawn and stone flag path to porch door.

LEFT SIDE : Path with steps down to terraced lawn garden below with stunning open views. Beautiful located alfresco flagged area.

RIGHT SIDE : Lawn garden with mature trees and bushes.

REAR : Large tarmac driveway and parking for many cars. Step up to side garden.

TENURE : Freehold (subject to solicitors' verification).

SERVICES : Mains electricity and water are connected (although not tested). Oil fired central heating.

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices proceed along West Street to the A34 Southwards to Pecks Restaurant (2 miles). Turn left and after 2 miles turn left into Station Road, pass over the level crossing and the property will be found on the left after one mile.

