



17 South Street, Mow Cop, Stoke-On-Trent, ST7 4NR

£160,000

- Charming Semi-Detached Property
- Defined Dining Area
- Attractive Frontage
- No Upward Chain
- Two Double Bedrooms
- Fitted Kitchen
- Stunning Rear Aspect Countryside Views
- Spacious Open Plan Lounge
- Rear Garden
- Peaceful Setting With Picturesque Surroundings

17 South Street, Stoke-On-Trent ST7 4NR

Nestled in the sought-after semi-rural village of Mow Cop, this charming two-bedroom semi-detached property enjoys stunning rear-aspect countryside views, offering a peaceful setting with picturesque surroundings.

Internally, the accommodation features a spacious open-plan lounge flowing seamlessly into a defined dining area, creating an ideal space for both everyday living and entertaining. The dining area continues through to the fitted kitchen, while a ground-floor bathroom completes the layout.



Council Tax Band: A



To the first floor, there are two well-proportioned double bedrooms.

Externally, the property boasts an attractive frontage and convenient access to the rear garden. A useful outhouse provides excellent storage for gardening equipment and outdoor essentials.

The perfectly proportioned lawned garden is the place to relax and unwind, enjoying spectacular sunsets whilst taking in the beautiful countryside views. A charming summerhouse further enhances the outdoor space, offering a versatile retreat for leisure or hobbies.

Combining character, countryside views, and well-presented living accommodation, this delightful home offers an enviable lifestyle in a desirable village location

Offered with no upward chain an early viewing is highly recommended to fully appreciate the accommodation, gardens, and breathtaking views.

Lounge

12'11" x 9'11"

Having a solid wood door with access into the lounge. UPVC double glazed window to the front aspect. Double radiator. Feature fireplace housing an electric Log effect burner (potential to open up and create an open fire/ log burner) Coving to ceiling. Access into the dining area.

Dining Area

11'9" x 9'8"

into 2.49

Having a UPVC double glazed window to the rear aspect. Feature panelling to the wall. Double radiator. Wood effect laminate flooring access to the open lounge. And

doors to the first floor accommodation.

Handy storage cupboard under the stairs

Kitchen

11'1" x 6'1"

Having a UPVC double glazed window to the side aspect.

Comprising of a range of wall cupboard and base units with work surfaces over, incorporating a stainless steel sink and drainer with chrome mixer tap over. Oven, induction hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer.

Vinyl flooring. Strip light to ceiling.

Inner Hallway

Having a UPVC double glazed door, with access to the rear of the property and into the inner hall, access to the family bathroom and kitchen.

Vinyl flooring.

Downstairs Family Bathroom

6'0" x 5'8"

Comprising of a panel bath with mixer taps, WC with push flush, basin sat on storage unit with drawers. Partially tiled walls. Wood panelling to the ceiling. Chrome heated radiator. Vinyl flooring.

Stairs to first floor landing

Bedroom One

12'0" x 9'11"

Having a UPVC double glazed window to the rear aspect, with views of the fields and beyond

Bedroom Two

10'1" x 13'0"

into 3.60

Having a UPVC double glazed window to the front aspect. Double radiator. Access to the loft which is partially boarded and has the potential for conversion subject to the necessary planning regulations.

Externally

Having a stone wall to the front, with gated access to the side.

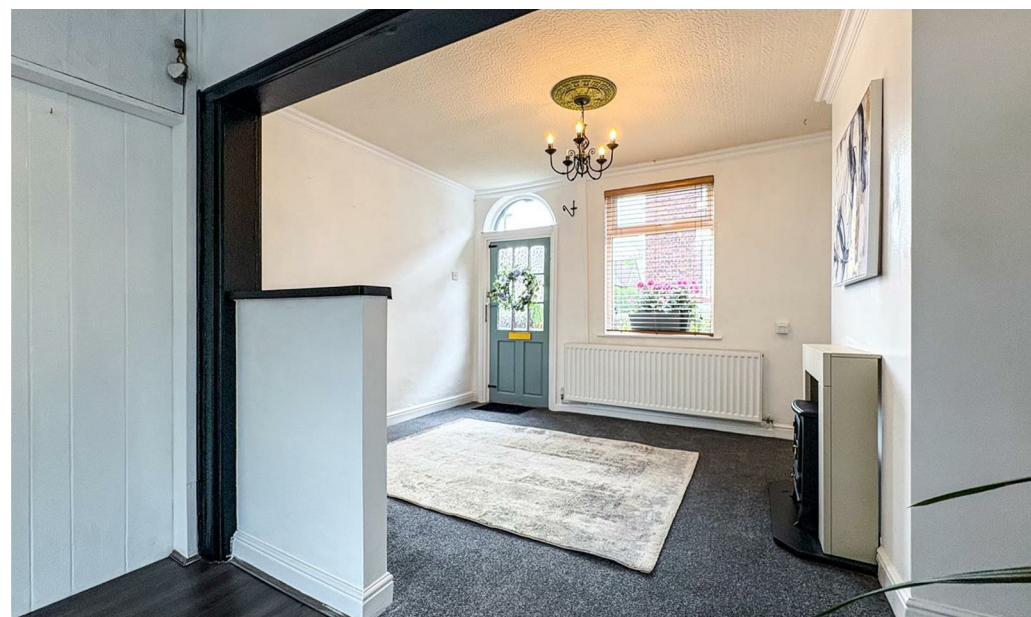
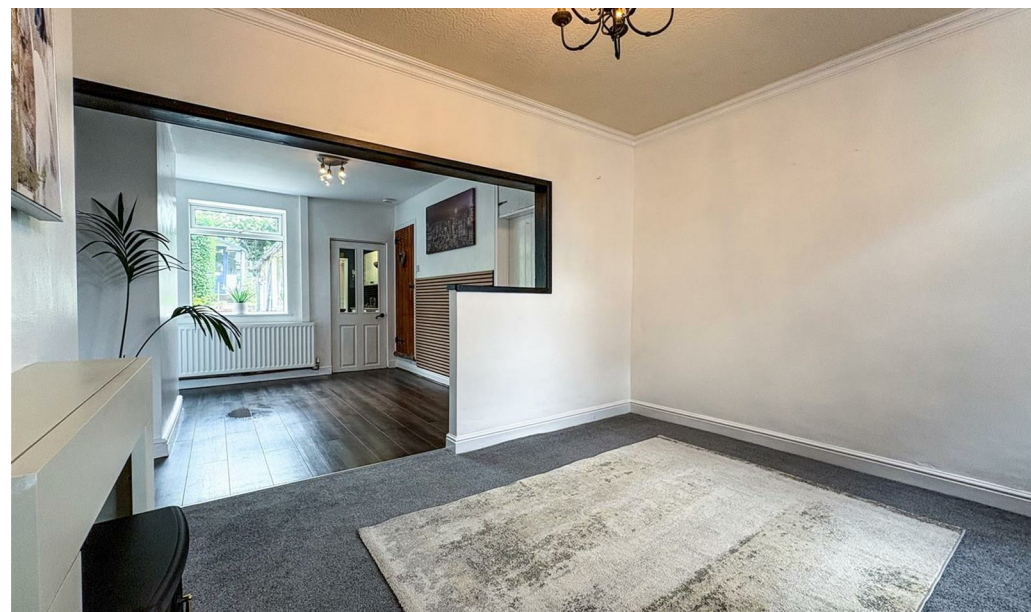
To the rear there is a defined patio area and steps up to the lawned garden.

Mature hedges frame the boundary to the left side of the property.

An attractive Summer house is situated to the rear of the garden and adjoining outhouse for gardening equipment.

AML REGULATIONS

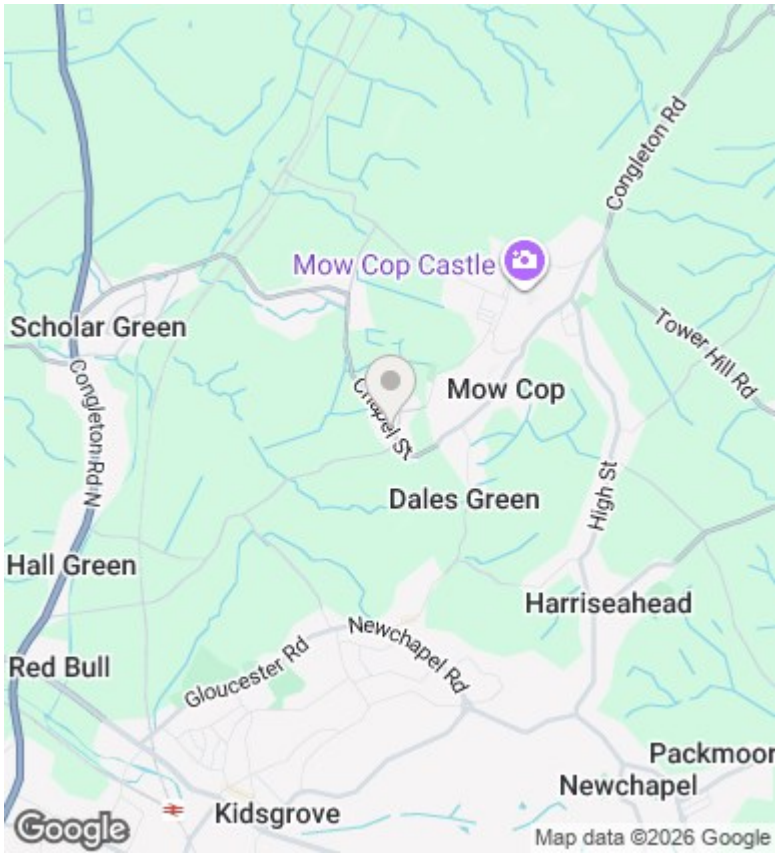
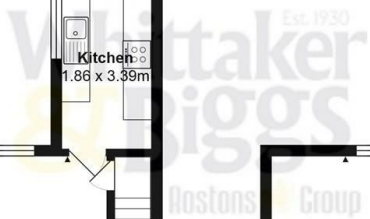
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Total Area: 68.7 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	