



23 Moorland Road

Mow Cop, ST7 4LT

Price £200,000



Here at Carters we are delighted to bring to the market this beautifully presented three-bedroom semi-detached property, situated in the peaceful, semi-rural location of Mow Cop. Boasting stunning open countryside views to the rear, this home is ideal for anyone seeking a tranquil setting.

Inside, the property features a spacious open-plan living, dining, and kitchen area, perfect for modern family living, alongside a convenient downstairs W.C. Upstairs, there are three generous bedrooms and a contemporary three-piece bathroom suite.

Externally, the property benefits from a gated, block-paved driveway to the front, providing off-road parking for two vehicles, as well as a gated side path leading to the rear garden.

The rear garden is generously sized and mainly laid to lawn, featuring a paved patio area ideal for outdoor entertaining. Enjoy open countryside field views and a high degree of privacy, as the garden is not overlooked by neighboring properties.

This property is sure to sell fast, so a viewing is essential.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Access to the stairs. Radiator.

Open Plan Living / Dining Area

11'7" x 25'2" (3.53m x 7.67m)

Three UPVC double glazed windows to the rear elevation. UPVC double glazed french doors to the rear elevation leading to the rear garden,

Two radiators. Carpet to the lounge area and vinyl flooring to the dining area.

Kitchen Area

9'10" x 7'9" (3.00m x 2.36m)

UPVC double glazed window to the front elevation.

Fitted modern high gloss handle less kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half sink with a mixer tap and a drainer. Built in electric oven. Built in four ring electric hob. Built in extractor fan. Space and plumbing for a washing machine. Built in breakfast bar. Vinyl flooring.

W.C

Wall mounted wash hand basin. Low level w.c.

Dado rail and feature wall paneling. Vinyl flooring.

Stairs and Landing

UPVC double glazed window to the front elevation.

Radiator.

Bedroom One

13'2" x 9'11" (4.01m x 3.02m)

UPVC double glazed window to the rear elevation.

Radiator.

Bedroom Two

11'7" x 10'6" (3.53m x 3.20m)

UPVC double glazed window to the rear elevation.

Radiator.

Bedroom Three

7'10" x 9'6" (2.39m x 2.90m)

UPVC double glazed window to the front elevation.

Radiator.

Bathroom

UPVC double glazed window to the front elevation.

Contemporary three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower over, vanity basin unit with storage under and a low level w.c. Built in storage cupboard. Partially tiled walls. Radiator. Recessed ceiling down lighters. Vinyl flooring.

Externally

To the front of the property is a gated, block-paved driveway providing off-road parking for three vehicles, along with a gated side path leading to the rear garden.

The rear garden is generously sized and mainly laid to lawn, featuring a paved patio area ideal for outdoor

seating. It enjoys open countryside field views to the rear, ensuring a high degree of privacy as it is not overlooked by neighbouring properties. Additional benefits include a useful outhouse for storage, a wooden summer house, and an external tap.

Additional Information

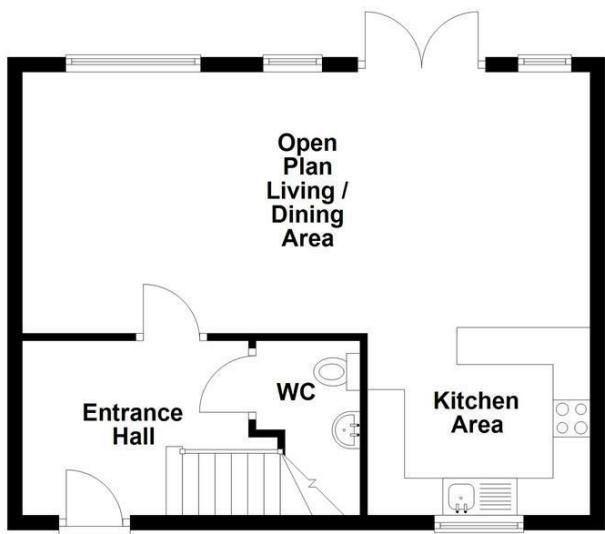
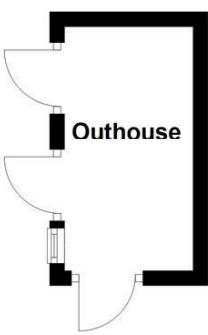
Freehold. Council Tax Band A.

Total Floor Area: TBC

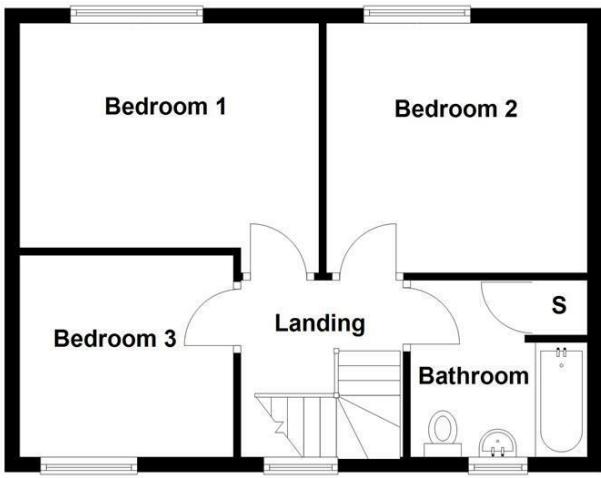
Disclaimer

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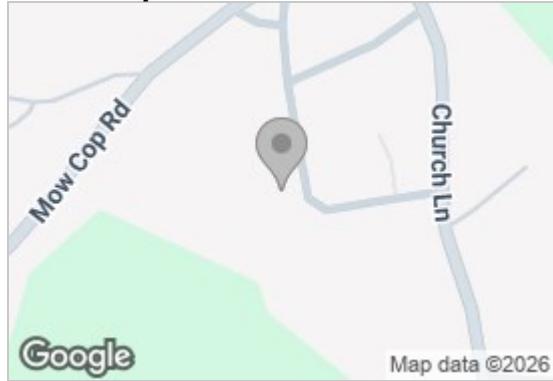
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC 

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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