



96 Harriseahead Lane
Harriseahead, ST7 4RB

- AN EXTENDED SEMI DET HOUSE
- WITHIN A SEMI RURAL LOCATION
- OPEN VIEWS TO REAR
- NO CHAIN
- HALL, BAY WINDOW LOUNGE
- EXTENDED KITCHEN/DINING ROOM
- THREE BEDROOMS * BATHROOM
- UPVC D/G & GAS C/H

£194,995





Property Description

INTRO

Located within this semi rural location a well presented extended semi detached house with open countryside & far reaching views to the rear. No chain. This lovely home has to be viewed to be fully appreciated comprising, hallway, bay window lounge, extended kitchen/dining room, cloaks/w.c, three bedrooms, a family bathroom. UPVC double glazing & gas central heating from a modern combi boiler. Beautiful landscaped gardens to the front & rear. The property is within easy access to lots of amenities & good road links to neighbouring Kidsgrove, Biddulph & Congleton. Viewing imperative without delay!

DIRECTIONS

Please follow Sat Nav with postcode ST7 4RB. Proceeding along Chapel lane, turn left in to Harriseahead Lane. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

A fully UPVC double glazed entrance porch.





ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor.

LOUNGE

13' 11" x 13' 4" (4.24m x 4.06m) Bay window to the front elevation. Fireplace with gas fire. Covings to the ceiling. Stairs to the first floor. Radiator.

KITCHEN/DINER

17' x 11' 10" (5.18m x 3.61m) Window to the rear elevation, affording far reaching views towards Mow Cop and surrounding countryside. The extended area comprises a range of wall and base units, inset sink unit, work surface over. Open fire. Understairs store. Radiator.



REAR HALL

UPVC side access door. Tiled walls. Door to:

CLOAKROOM/W.C

Two windows to the side elevation. Low level W.C. Fully tiled walls. Baxi combi gas central heating boiler.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

14' 8" x 9' 11" (4.47m x 3.02m) Window to the front elevation, with open views of the surrounding area. Fitted wardrobes. Radiator.

BEDROOM TWO

9' 3" x 8' 10" (2.82m x 2.69m) Window to the rear elevation, views over adjacent fields towards Mow Cop Castle. Fitted wardrobes. Radiator.

BEDROOM THREE

9' 11" x 7' (3.02m x 2.13m) Window to the front elevation. Over stairs store. Radiator.



BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m) Window to the rear elevation. Comprising panelled bath with over bath shower. Low level W.C, wash hand basin. Radiator. Fully tiled walls.



EXTERNALLY

FRONT

Landscaped garden. Pathway leads alongside the house to:

REAR GARDEN

With far reaching views toward Mow Cop and the Cheshire plain. Laid to lawn with shrub borders.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Newcastle Borough Council.

EPC RATING (PDF available online)

Current: Potential:







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Visual Builder

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements