



69A Sands Road  
Harriseahead, ST7 4JZ

- DETACHED RESIDENCE
- WITHIN SEMI RURAL LOCATION
- FAR REACHING VIEW TO REAR
- HALL, 28' LOUNGE/DINING ROOM
- KITCHEN INC APPLIANCES
- 4 BEDROOMS, ENSUITE & BATHROOM
- INTEGRAL GARAGE, CLOAKS/W.C
- LANDSCAPED GARDENS

**£325,000**





## Property Description

### INTRO

Shaw's & Co are proud to offer this beautifully presented detached residence which must be viewed to be fully appreciated internally & the open far reaching view to the rear, comprising, entrance hall, cloaks/w.c, 23' lounge/dining room, a well appointed kitchen, 4 bedrooms, ensuite & a family bathroom. Externally, a good size driveway, integral garage, landscaped gardens to the front & rear with views over farm land & further beyond to the rear of the property. UPVC double glazing & gas central heating. The property is within the semi rural location of Harseahead leading to Mow Cop & other towns & facilities close by in Biddulph, Kidsgrove & Congleton. Viewing imperative without delay! (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4JZ. From Newchapel, proceeding along Chapel lane and High Street, then into Sands Road, where the property can be found on the left hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor. Understairs store area. Radiator. Wall lights, coving to the ceiling. Door to;

#### CLAOKS/W.C

Low level W.C wash hand basin, window to the side, radiator.

#### LOUNGE/DINING ROOM

28' 9" x 11' 10" (8.76m x 3.61m) With a large Bow window to the front elevation. Feature fireplace with gas fire. Patio doors to the rear overlooking the garden, with a far reaching view. Two radiators. Door to;



#### KITCHEN

15'11 x 11 max Window to the rear elevation with far reaching views. A comprehensive range of wall and base units. Single drainer sink unit, worksurface. Built in dishwasher, fridge freezer, oven, hob with extractor over. Wall mounted glow worm fuel saver MK11 gas central heating boiler. UPVC part glazed external side access door. Coving to the ceiling. An L shaped room. Door to the hallway.

#### INTEGRAL GARAGE

15' 8" x 7' 3" (4.78m x 2.21m) Accessed via the hallway. Electric light and power. Up and over door.

#### FIRST FLOOR LANDING

Coving to the ceiling. Doors to:

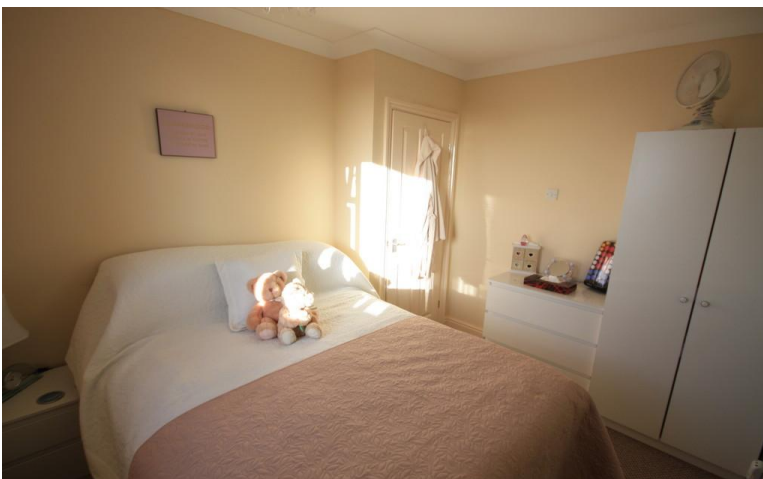


#### BEDROOM ONE

12' 2" x 11' 2" (3.71m x 3.4m) Window to the front elevation. A range of fitted wardrobes. Radiator. Coving to the ceiling. Door to:

#### ENSUITE

Window to the front elevation. The suite comprises: enclosed shower cubicle, low level W.C, wash hand basin and vanity cabinet. Splash back tiling. Radiator.



#### BEDROOM TWO

10' 9" x 9' (3.28m x 2.74m) Window to the rear elevation, with views over the garden and open countryside. Coving to the ceiling. Radiator.

#### BEDROOM THREE

12' 8" x 8' 6" (3.86m x 2.59m) Window to the front elevation. Radiator. Access to the loft and cylinder cupboard off.



#### BEDROOM FOUR

10' 11" x 7' (3.33m x 2.13m) Window to the rear elevation, views over the garden and countryside and Wedgwood monument in the distance. Radiator.

#### BATHROOM

Window to the rear elevation. The suite comprises: panelled bath with over bath shower. Low level W.C, wash hand basin. Splash back tiling. Radiator.

#### EXTERNALLY

#### FRONT

A brick wall to the frontage. Large gravelled border. Block paved drive provides ample parking. Covered canopy to the front of the property. Pathway leads alongside the house to:

#### REAR GARDEN

Adjoining open countryside. A good sized Landscaped garden which attracts the afternoon sun landscaped laid to lawn and a paved patio area. Cold water tap at the side of the house.

#### 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.

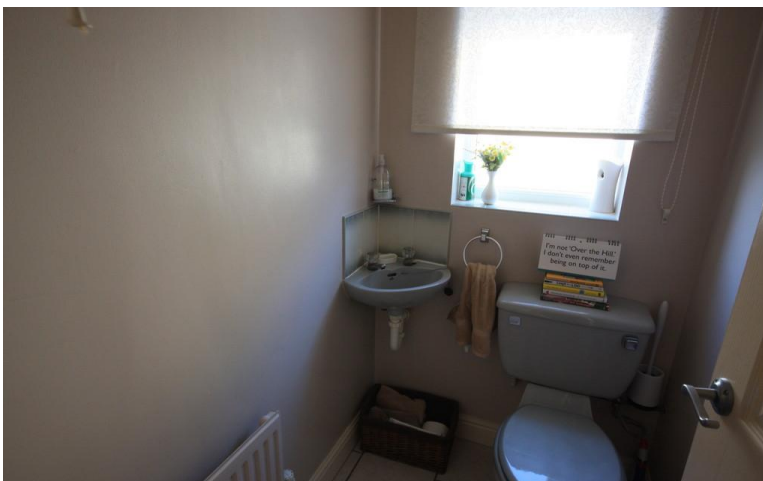


#### MORTGAGES

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

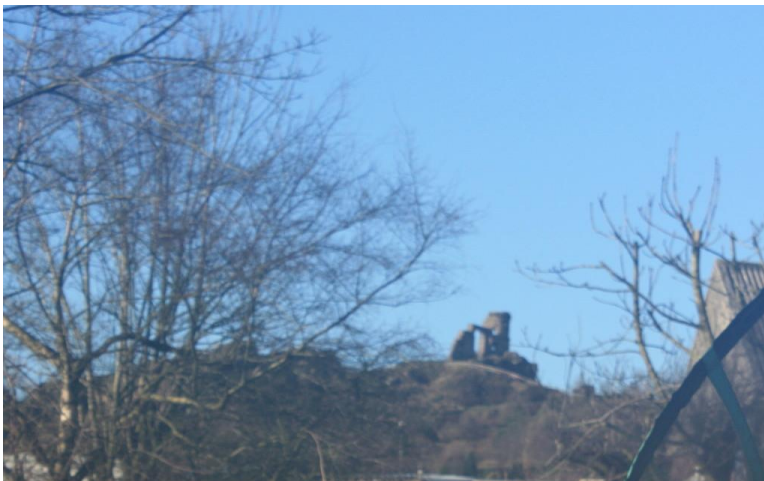




daily, please call us on 01782 787840 .

LOCAL AUTHORITY  
Newcastle Borough Council.

EPC RATING (PDF available online)  
Current: Potential:



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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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