



Long Lane
Harriseahead, ST7 4LH

- MATURE SEMI DET HOUSE
- NO CHAIN
- GOOD SIZED ACCOMMODATION
- HALLWAY, LOUNGE
- DINING ROOM & KITCHEN
- THREE GOOD SIZED BEDROOMS
- UPVC D/G, GCH MODERN BOILER
- CONVENIENT LOCATION

£159,995





Property Description

INTRO

Shaw's & Co are delighted to offer a good sized mature semi detached house with many features & some further potential, this well proportioned house comprises entrance hallway, lounge with an open fire, dining room, a kitchen which requires updating, a ground floor bathroom, three large bedrooms and potential to create a first floor bathroom. No chain, majority UPVC double glazing & gas central heating from a modern boiler. Externally a useful attached 23 long porch, forecourt to the front with potential for a small parking space, a paved rear garden area with borders. The property is within easy access to lots of facilities & road & rail links, lots of countryside close by, viewing essential without further delay. (draft details)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4LH from Chapel Lane turn right in to Long Lane and the property can be found on the left hand side as identified by our For Sale Sign.





ENTRANCE HALL

Minton effect tiled floor, radiator, staircase to the first floor. Coving to the ceiling. Electric consumer unit. We understand the property had a re-wire in 2018.

LOUNGE

12' 4" x 12' 0" (3.76m x 3.66m) With window to the front, radiator, fireplace and open fire. Timber window to the side.

DINING ROOM

12' 8" x 12' 3" (3.86m x 3.73m) Window to the rear, chimney breast with solid fuel Rayburn Arga, radiator, under stairs pantry area.



KITCHEN

10' 5" x 7' 3" (3.18m x 2.21m) Fitted base with an inset sink, wall mounted Baxi Platinum gas central heating boiler. Window to the side and external access door. Radiator.

GROUND FLOOR BATHROOM

7' 10" x 5' 7" (2.39m x 1.7m) Fitted panelled bath, low level w.c, wash hand basin, two timber windows to the side, access to small loft.

FIRST FLOOR LANDING

Radiator, access to the loft, radiator.



BEDROOM ONE

15' 5" x 12' 4" (4.7m x 3.76m) Window to the front, radiator, Antique style fireplace. Potential space to create a first floor shower room.

BEDROOM TWO

12' 9" x 9' 8" (3.89m x 2.95m) Window to the rear, radiator, fitted cupboard.

BEDROOM THREE

10' 3" x 7' 5" (3.12m x 2.26m) Window to the side, radiator.

EXTRNALLY

FORECOURT

To the front, potential small parking space.

COVERED ENTRANCE PORCH

24' 0" x 3' 11" (7.32m x 1.19m) Attached to side of the house, timber walls and doors.

REAR GARDEN AREA

A paved rear garden area.





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.

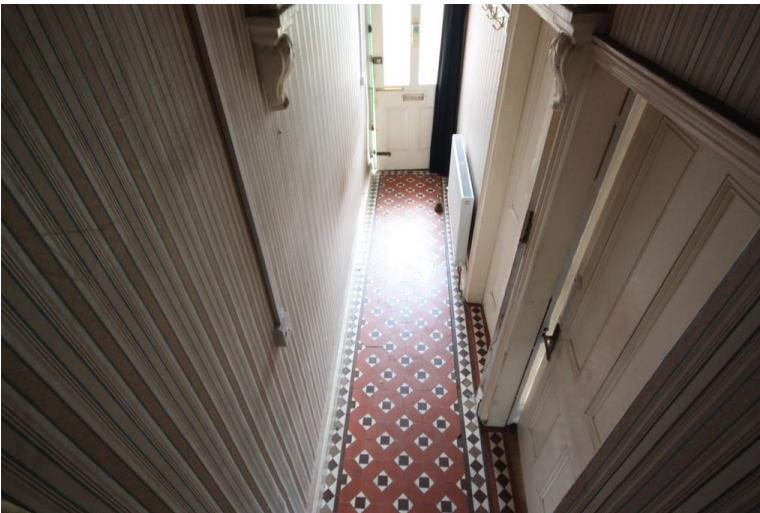


MORTGAGES

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 be 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.

COUNCIL TAX BAND A

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 and is not to scale.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown hereon for been taken into the purchase, as to their operation or efficiency can be given.
 Made with VisiCalc Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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