

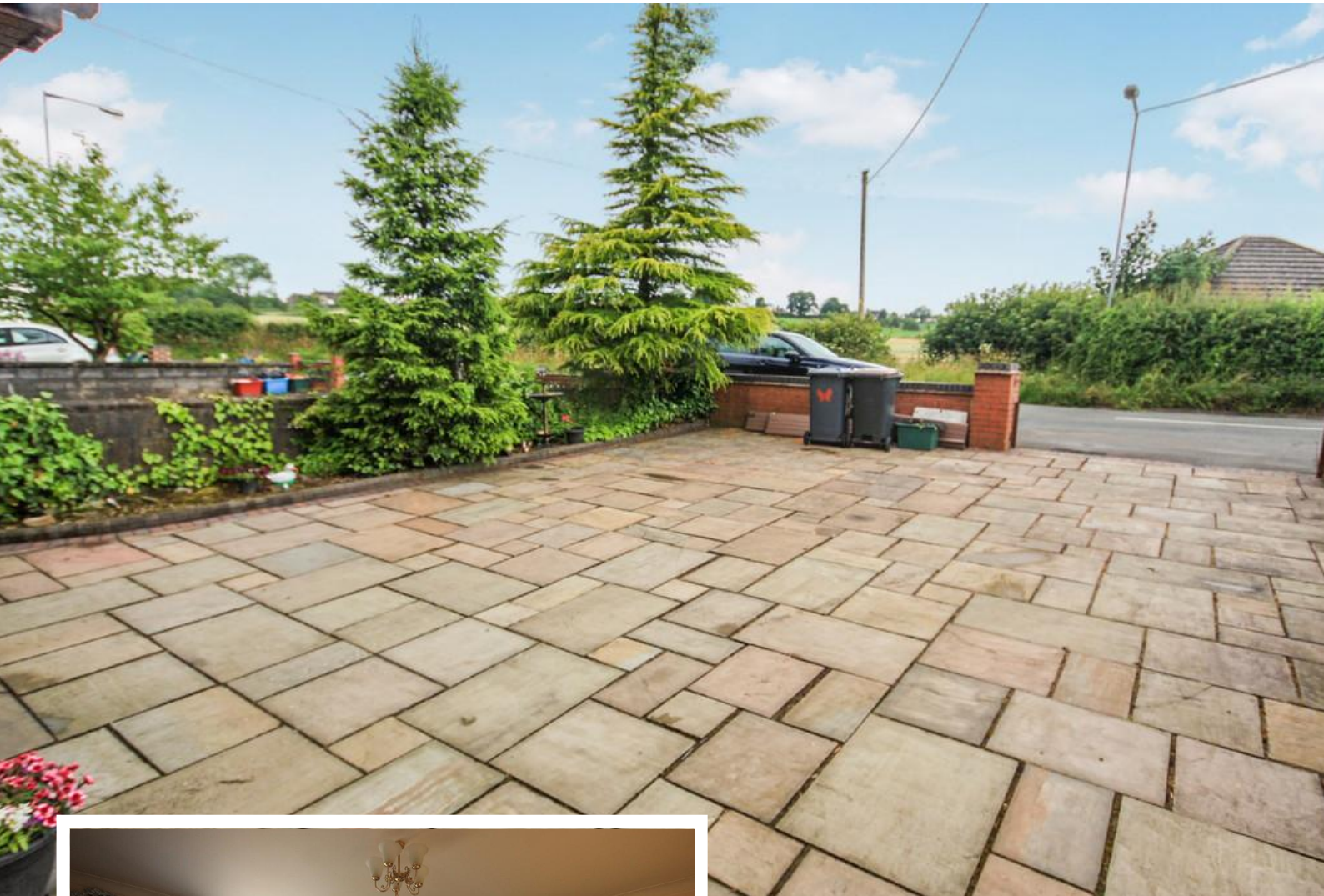


Long Lane
Harriseahead, ST7 4LQ

- EXTENDED SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- SEMI RURAL LOCATION
- HALL, LOUNGE, KITCHEN
- DINING ROOM USEFUL LOFT AREA
- GROUND FLOOR BATHROOM
- TWO BEDROOMS, FIRST FLOOR BATHROOM
- PAVED FRONTAGE & OUTBUILDING

£275,000





Property Description

INTRO

An extended semi detached house located within a semi rural location with open views to the front, comprising extended accommodation comprising hallway, lounge, kitchen, dining room, ground floor white shower room, two office rooms, attached covered carport, two double bedrooms, useful loft area. Externally a paved frontage, paved long rear garden areas leading down to the outbuildings. UPVC double glazing & gas central heating. The property has easy access to daily facilities and road links to Biddulph, Kidsgrove and nearby towns for facilities. UPVC double glazing & gas central heating. Viewing essential to fully appreciate the good sized extended property and gardens. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LQ. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL





Entered through a glazed UPVC door. Window to the side elevation. Stairs to the first floor. Coving to the ceiling.

LOUNGE

15' x 10' 5" (4.57m x 3.18m)

Bow window to the front elevation. Feature fireplace with fire. Coving to the ceiling. Double radiator.

KITCHEN

16' 9" x 6' 9" (5.11m x 2.06m)

Fitted base and wall units, worksurface. Built in double oven, hob with extractor over. Worcester gas central heating boiler. Door to:



DINING ROOM

13' 6" x 13' 3" (4.11m x 4.04m)

French doors to the rear elevation. Two radiators. leads to:

INNER HALL

Door to:

BATHROOM

9' 6" x 8' 10" (2.9m x 2.69m)

Window to the side elevation. Updated suite comprising: Enclosed bath, separate enclosed shower, low level W.C, wash hand basin with vanity unit below. Tiled floor, splash back tiling to the walls. Recessed spotlights to the ceiling. Radiator.



REAR HALLWAY

UPVC external access door. Doors to:

OFFICE ONE

15' 7" x 9' 5" (4.75m x 2.87m)

Window to the side elevation.

OFFICE TWO

17' 1" x 7' 2" (5.21m x 2.18m)

Window to the rear elevation.



ENCLOSED ATTACHED CARPORT

22' 5" x 9' reducing to 7'7" (6.83m x NaNm)

Roll up front door. Block paved.

FIRST FLOOR LANDING

Window to the front elevation. Stairs to the second floor.

Doors to:

BEDROOM ONE

11' 11" x 10' (3.63m x 3.05m)

Window to the front elevation with views over open countryside. Fitted wardrobes. Radiator.



BEDROOM TWO

10' 5" x 10' (3.18m x 3.05m)

Window to the rear elevation. Fitted wardrobes. Radiator.

BATHROOM

Window to the side elevation. Panelled bath, low level W.C, wash hand basin. Radiator.

USEFUL LOFT AREA

13' 3" x 10' 11 max" (4.04m x 3.33m)

Sloping ceiling with two velux windows.

EXTERNALLY

FRONT

A stunning view to the front. Brick wall frontage. Paved drive provides parking.

REAR GARDEN

Large paved garden with gravel borders. Two concrete sectional outbuildings with electric roll up rear access door. Please note the house and garden are on

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.

COUNCIL TAX BAND B

EPC RATING (PDF available online) TBC
Current: 55D Potential: 77C





HM Land Registry
Current title plan

Title number **SF640360**
Ordnance Survey map reference **SJ8655NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire** :
Newcastle-under-Lyme



© Crown copyright and database rights 2018 Ordnance Survey 100028316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



HM Land Registry
Current title plan

Title number **SF652854**
Ordnance Survey map reference **SJ8655NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire :**
Newcastle-under-Lyme



© Crown copyright and database rights 2019 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.





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 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