



Harriseahead Lane
Harriseahead, ST7 4RB

- A DETACHED COTTAGE
- SEMI RURAL LOCATION
- LANDSCAPED GARDENS & GARAGE
- PORCH, 22' LOUNGE/DINING ROOM
- BREAKFAST KITCHEN & UTILITY
- THREE BEDROOMS
- BATHROOM, CLOAKS/WC
- UPVC D/G GAS C/H

£370,000





Property Description

INTRO

Located within a popular semi rural location this beautifully presented detached cottage within a corner plot comprises a 22' lounge/dining room, breakfast kitchen, utility room, cloaks/w.c, three good sized bedrooms, and a family bathroom. UPVC double glazing & gas central heating from a combi boiler. Externally the landscaped gardens set behind a stone wall with a detached garage and summerhouse. The property has many features to compliment the cottage which must be seen to be fully appreciated. Access is easy to lots of countryside yet with towns & facilities, road & rail links close by. Viewing imperative without delay.

DIRECTIONS

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





ENTRANCE PORCH

Entered through a timber glazed door. Windows to the front and side elevations. Tiled floor. Glazed door to:

LOUNGE/DINER

22' x 12' 9" (6.71m x 3.89m)

Window to the front elevation, two windows to the front, one to rear plus a full length window. Cast iron duel fuel burner set into a brick fireplace with mantel above. Feature stone wall, stripped pine floor, beams to the ceiling. Two radiators. Stairs to the first floor.

KITCHEN/DINER

19' 4" x 8' 7" (5.89m x 2.62m)

Windows to the front and side elevations. Solid wood wall and base units with solid wood work surfaces above, belfast sink, stainless steel cooker and extractor. Cast iron gas fire set into a brick built chimney breast. Stable door giving access to the rear. Tiled floor. Timber and glazed door to:

UTILITY ROOM

8' x 7' 5" (2.44m x 2.26m)

Window to the side elevation. Matching the theme in the kitchen, a range of solid wood units with a belfast sink. Built in storage cupboard houses the Ideal Logic Gas Boiler. Tiled floor. Washing machine and dish washer space.



FIRST FLOOR LANDING

Window to the rear elevation. Doors to:

BEDROOM ONE

12' 5" x 11' 3" (3.78m x 3.43m)

Window to the side elevation. Solid wood flooring. Radiator.



BEDROOM TWO

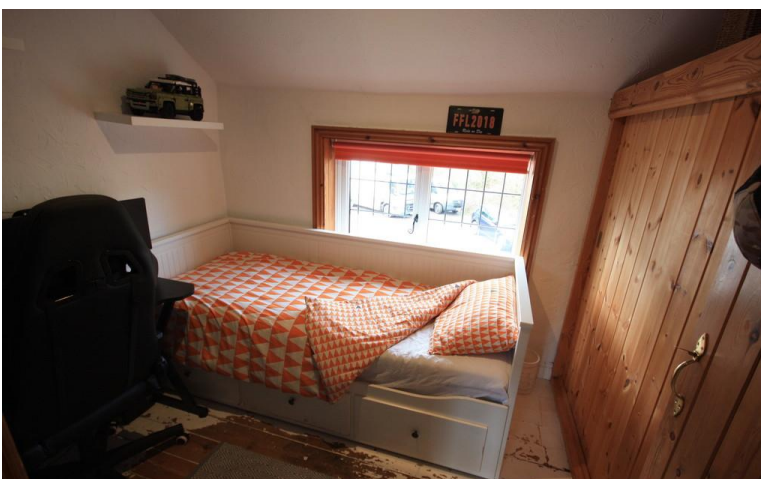
15' 4" x 8' 10" (4.67m x 2.69m)

Windows to the front and rear elevation. Solid wood flooring. Radiator.

BEDROOM THREE

9' 7" x 7' (2.92m x 2.13m)

Window to the front elevation. Fitted wardrobes. Solid wood flooring. Radiator. Access to the loft.



BATHROOM

12' 1" x 8' 7" (3.68m x 2.62m)

Window to the front elevation. Spacious and beautiful suite comprising: roll top bath with claw feet, glazed shower cubicle, low level W.C, wash hand basin. Solid wood flooring. Radiator. Recessed spotlights to the ceiling.



EXTERNALLY

FRONT

Behind a dry stone wall is a garden laid to lawn with shrub borders. A pathway leads to the porch, side and rear gardens.

SIDE

Behind a dry stone wall. Raised garden laid to lawn with shrub borders and vegetable patch.

REAR

A paved Patio with a graveled garden area, making pleasant outside space. Brick built shed. Steps to:

PARKING

Cobbled driveway provides ample off road parking. A further cobbled area leads to:

GARAGE

18' 10" x 15' 0" (5.74m x 4.57m)

Remote control up and over door. Electric light and power. Inspection pit. Side entrance door.

SUMMER HOUSE

18' 6" x 9 max' (5.64m x 2.74m)

A well appointed timber summer house built in approx 2022 with electric light and power, pine interior. A lovely addition to the property making ideal home or work space.

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 C

EPC RATING (PDF available online)

Current: 58D Potential: 102A







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

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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 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