

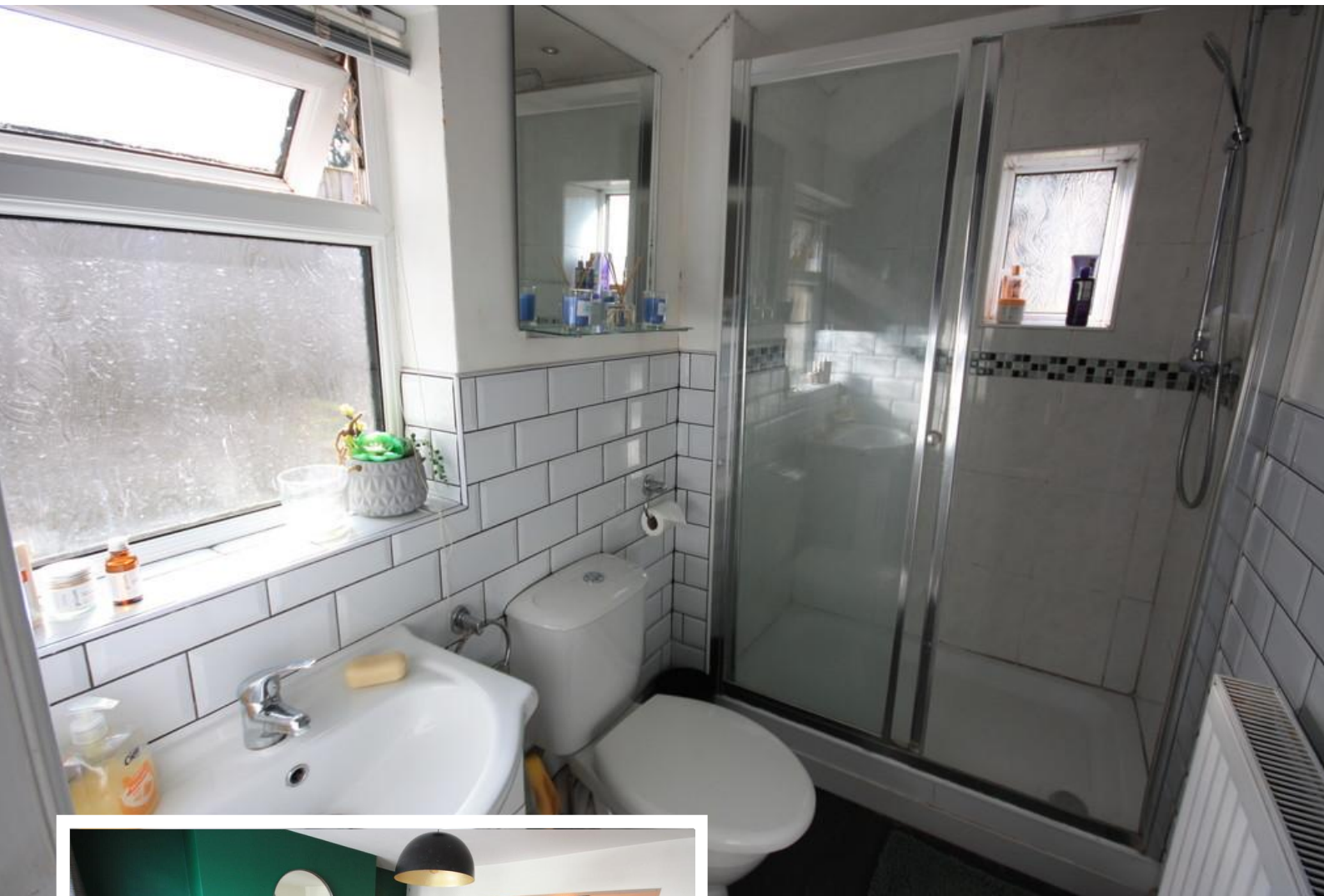


Long Lane
Harriseahead, ST7 4LH

- BEAUTIFULLY PRESENTED
- SEMI DETACHED COTTAGE/HOUSE
- PARKING TO THE FRONT
- LANDSCAPED GARDEN TO REAR
- UPVC D/G & GAS C/H
- LOUNGE/DINING ROOM
- KITCHEN, GRO UND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS

£154,995





Property Description

INTRO

Shaw's & Co are delighted to offer a beautifully presented two bedroom semi detached cottage/house comprising lounge/dining room, kitchen, a ground floor shower room, two double bedrooms. Externally a parking space to the frontage, a pleasant landscaped rear garden with patio and lawn garden area. UPVC double glazing and gas central heating. The property is located within easy access to all amenities with road & rail links close by leading to the towns and city. Close by lots of countryside. Viewing is essential to fully appreciate this lovely residence with Harsehead.

DIRECTIONS

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



LOUNGE/DINING ROOM

23' 11" x 11' 7" (7.29m x 3.53m)

Laminate flooring, window to the front & side, Upvc entrance door with a glazed panel staircase to the first floor.

KITCHEN

11' 2" x 8' 2" (3.4m x 2.49m)

Comprising fitted base and wall units, single drainer sink, built in oven and hob, worksurfaces, window to the side.

SHOWER ROOM

Window to the side elevation. Enclosed shower cubicle, low level W.C, wash hand basin. Recessed spotlights to the ceiling. Radiator. Loft access.

BEDROOM ONE

11' 6" x 10' 2" (3.51m x 3.1m)

Window to the front elevation. Radiator.

BEDROOM TWO

12' 7" x 8' 8" (3.84m x 2.64m)

Window to the rear elevation. Cupboard housing the gas central heating boiler. Radiator.



EXTERNALLY

FRONT

Tarmac hard standing with block pave edge. Side access gate leads to:

REAR

Pleasant garden enjoying a good degree of privacy. Patio area with steps up to a lawn area, further seating area beyond. Please note we are aware of a right of way for number 30 to access the rear of their property.



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: 62D Potential: 86B



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, niches, 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 guidance purposes only and should be used as such by any prospective purchaser or agent.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with iVizor Builder

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