

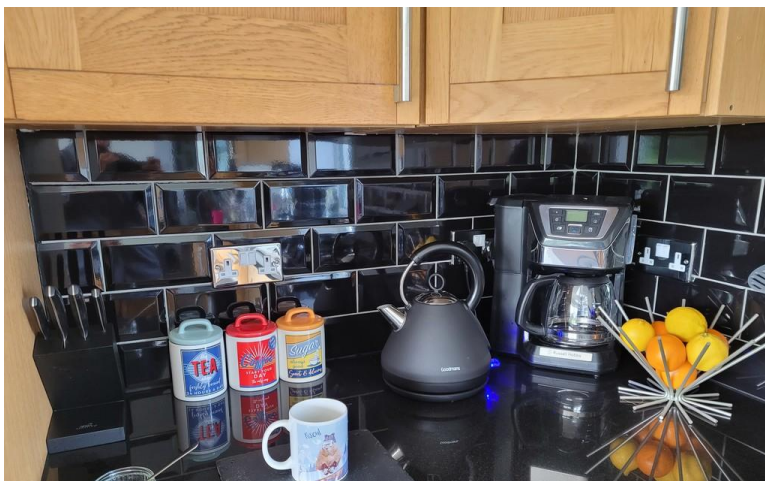


Harriseahead Lane
Harriseahead, ST7 4RD

- EXTENDED SEMI DETACHED HOUSE • FAR REACHING VIEWS
- BEAUTIFULLY PRESENTED • HALL, LOUNGE, UTILITY/CLOAKS/W.C
- SUBSTANTIALLY REMODERNISED • STUNNING KITCHEN/DINING ROOM
- SEMI RURAL LOCATION • LOVLEY BATHROOM & DECOR

£227,000





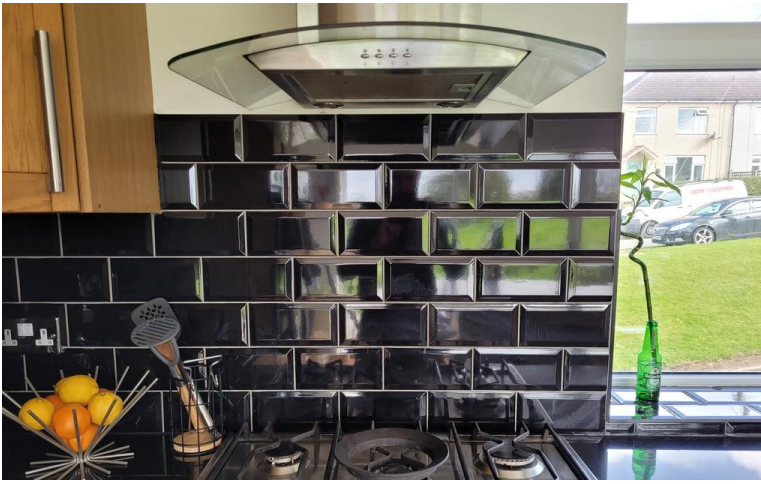
Property Description

INTRO

Shaw's & Co are delighted to offer For Sale an extended & substantially improved re-modernised stunning residence set within Harriseahead with open countryside and a far reaching view, all of which must be viewed to be fully appreciated, comprising a stunning kitchen/dining room with bi folding and french doors, making the best of the views, hallway, separate lounge with a stove, utility/cloaks/w.c, A stunning master bedroom with vaulted ceiling and those beautiful countryside and sunset views! Externally a garden to the rear and frontage with a parking area and outbuilding. UPVC double glazing & gas central heating. All amenities are close by viewing imperative without any delay to source your place in the Country! (draft details subject to approval)

DIRECTIONS

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



ENTRANCE HALL

Window to the front elevation. Stairs to the first floor.
Radiator.

LOUNGE

11' 9" x 11' (3.58m x 3.35m)

Windows to both the front and rear elevations. Chimney
breast with fitted stove. Tiled floor. Radiator.

KITCHEN

14' 7" x 13' 4" (4.44m x 4.06m)

Two windows to the front elevation. A defined kitchen
area comprising: wall and base units, single drainer sink
unit, worksurfaces. Built in double oven, gas hob with
extractor over. Integrated dishwasher and under counter
fridge, separate freezer. Central island. French doors to
the side elevation. Bi folding doors to the rear giving far
reaching views over countryside and the Cheshire plain.



UTILITY ROOM

6' 10" x 6' 10" (2.08m x 2.08m)

Worksurface, inset sink, space for appliance. Radiator,
window to the rear. Door to;

CLOAKROOM

Low Level W.C wash hand basin.



FIRST FLOOR LANDING

Window to the side elevation with open views. Doors to:

BEDROOM ONE

14' 9" x 13' 5" (4.5m x 4.09m)

Windows to both front and rear elevations. A stunning
room with far reaching views across the Cheshire plain and
beyond from the rear window. Velux windows to the roof.
Radiator.

BEDROOM TWO

11' 9" x 10' 9" (3.58m x 3.28m)

Windows to both front and rear elevations, the rear giving
views over the countryside. Radiator.



BATHROOM

Window to the front elevation. Suite comprising: paneled
bath, large rainfall shower, low level W.C, belfast wash
hand basin, with feature taps.

EXTERNALLY

FRONT

Sloping lawn, paved pathway.



GARDEN OUTBUILDING

Concrete sectional construction with up and over door.

GARDEN AREA

With views over open farmland. Paved patio, sloping lawn, steps down to parking spaces.

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)

Current: Potential:

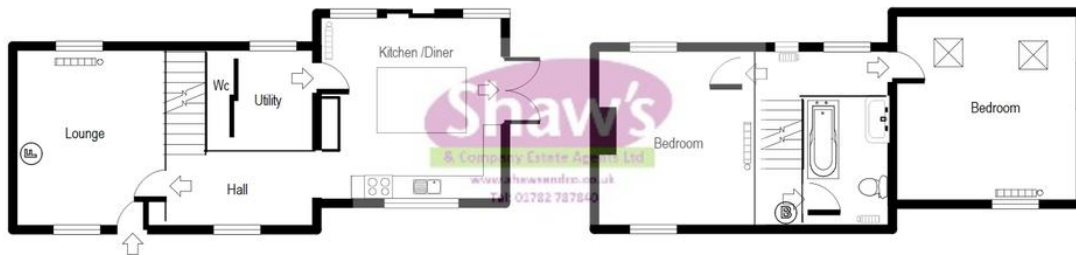






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan 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