



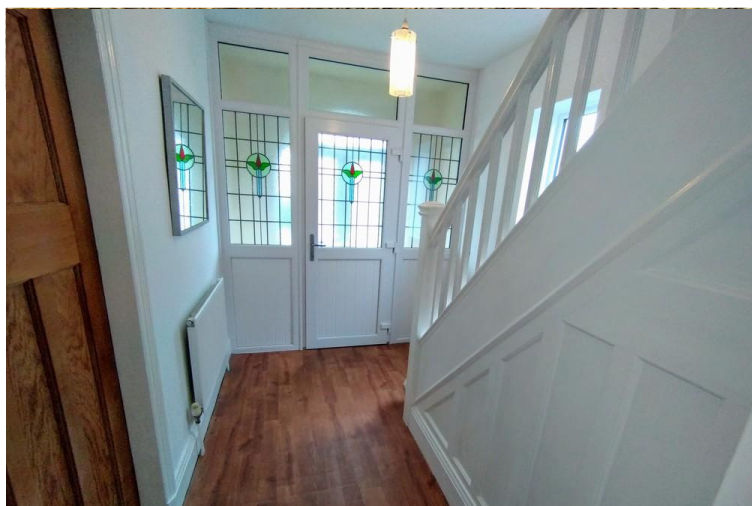
**High Street**  
**Harriseahead, ST7 4JS**

- SEMI DETACHED HOUSE
- NO CHAIN, THREE BEDROOMS
- SEMI RURAL LOCATION
- OPEN COUNTRYSIDE TO REAR
- PORCH, HALL, LOUNGE/DINING ROOM
- KITCHEN, UTILITY, CLOAKS/WC
- UPDATED WHITE BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

**£210,000**







## Property Description

### INTRO

Located within a semi rural location a well presented semi detached house with no chain and open countryside to the rear. This lovely home comprises entrance porch, hallway with leaded glazed UPVC doors, dining room, arch to the lounge with patio doors to rear, kitchen, utility area, cloaks/w.c three bedrooms, a view to Mow Cop Castle, an updated first floor bathroom with a white suite. Externally plenty parking to the front. A useful brick outbuilding/former garage. A landscaped rear garden with patio and lawn & fields to the rear. UPVC double glazing & gas central heating. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4JS. Follow the road from Newchapel and the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE PORCH

Entered through a UPVC door with glazed side panels.





#### ENTRANCE HALL

Entered through a UPVC door with glazed side panells which have stunning leaded glass windows. Staircase to the first floor. Radiator.

#### DINING ROOM

10' 11" x 10' 11" (3.33m x 3.33m)

Window to the front elevation. Radiator.

#### LOUNGE

14' x 10' 10" (4.27m x 3.3m)

Patio doors to the rear overlooking the garden. Coving to the ceiling, wall lights. Radiator.



#### KITCHEN

8' 6" x 6' 3" (2.59m x 1.91m)

Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Built in double oven, hob with extractor over. Under stairs store area.

#### UTILITY ROOM

5' 7" x 4' (1.7m x 1.22m)

Fitted worksurface. Wall mounted Baxi combi boiler. Tiled floor. Part glazed external door. Access to a small loft area.



#### CLOAKROOM

Low level W.C, splash back tiling. Chrome towel radiator.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

#### BEDROOM ONE

10' 10" x 10' 10" (3.3m x 3.3m)

Window to the rear elevation with pleasant views over the garden, fields and Mow Cop Castle. Radiator.

#### BEDROOM TWO

10' 10" x 10' 11" (3.3m x 3.33m)

Window to the front elevation. Radiator.



#### BEDROOM THREE

7' 2" x 6' 8" (2.18m x 2.03m)

Window to the front elevation. Radiator.

#### BATHROOM

Window to the rear elevation. Updated suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Shaving socket. Splash back tiling. Downlights to the ceiling.

#### EXTERNALLY

A driveway provides parking spaces, a crazy paved front



garden area.

#### REAR GARDEN

A pleasant rear garden area with a patio area leading to the laid to lawn garden, all enclosed. A summerhouse is behind the outbuilding/former garage. Open countryside to the rear of the property with a far reaching view from the first floor of the house.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### 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:







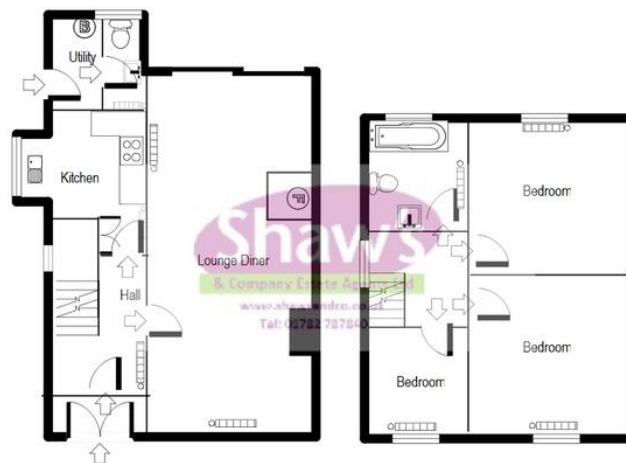




While every attempt has been made to ensure the accuracy of the floor plan, contained herein, measurements of doors, windows, corners and any other items are approximate and the purchaser is advised to verify the same. The plan is for illustrative purposes only and should be used as such for any prospective purchase or lease. The services, systems, appliances, shown here without label and requirements, are to their operation or efficiency can be seen. Made with Total Builder







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.  
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 01782787840

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