

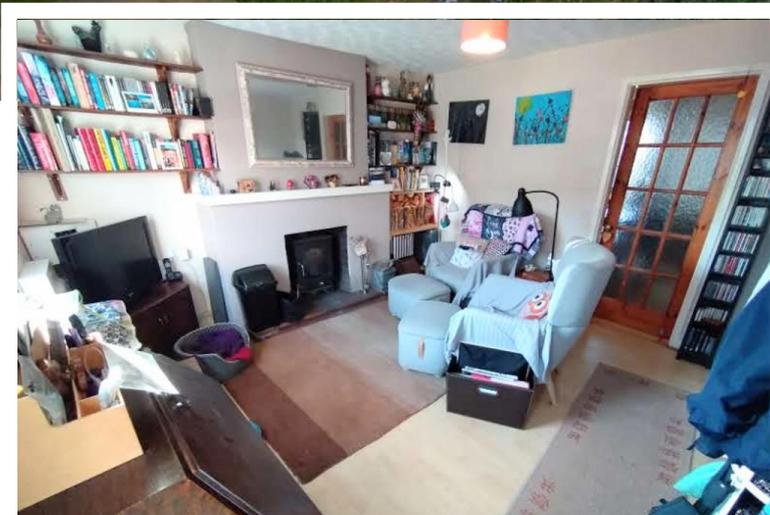


**Chapel Lane**  
Harriseahead, ST7 4JN

- A SEMI DETACHED HOUSE
- SEMI-RURAL LOCATION
- OPEN FARM LAND/VIEWS TO REAR
- TWO RECPTION ROOMS, KITCHEN
- TWO DOUBLE BEDROOMS
- UPVC D/G, GCH, COMPOSITE FRONT DOOR
- FRENCH DOORS TO THE REAR
- CONVENIENT LOCATION

**£155,000**





## Property Description

### INTRO

Shaw's & Co are pleased to offer a two bedroom semi detached house within a popular location of Harriseahead, comprising lounge with a stove for extra heating, a composite front door, a dining room with french door to the garden, kitchen, a ground floor bathroom. Two double bedrooms, a useful loft area with a velux window. Externally a forecourt to the frontage, a rear garden area which adjoins open fields & views to rear & attracts afternoon sun. UPVC double glazing, gas fired central heating. The property is located within easy access to all amenities with larger towns. Access is easy to the A500/A34. Rail links at Kidsgrove. Viewing essential without delay. (draft details subject approval)

### DIRECTIONS

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

### LOUNGE



12' 11" x 11' 10" (3.94m x 3.61m)

Entered through a composite door with glazed panels, window to the front elevation. Chimney breast with inset multi stove for additional heating, radiator.

#### DINING ROOM

12' 11" x 12' 1" (3.94m x 3.68m)

French doors with glazed panel to the rear elevation. Staircase to the first floor, double radiator.

#### KITCHEN

13' 11" x 6' (4.24m x 1.83m)

Window to the side elevation. A range of wall and base units, Belfast sink, wood worksurfaces. Built in oven and hob and a chimney style extractor, space for washing machine.



#### BATHROOM

Window to the side elevation. Suite comprising: panelled bath with hand shower over, low level W.C, separate shower cubicle, wash hand basin. Splash back tiling, tall heated towel radiator.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

13' 2" x 12' (4.01m x 3.66m)

Window to the front elevation. Access to the loft, radiator. We are advised by our vendors that the loft space is boarded for storage and has the added benefit of a velux window, storage cupboards. Carpeted.



#### BEDROOM TWO

11' 11" x 9' 11" (3.63m x 3.02m)

Window to the rear elevation with pleasant views. Over stairs store area, radiator.

#### EXTERNALLY

#### FORECOURT FRONTAGE

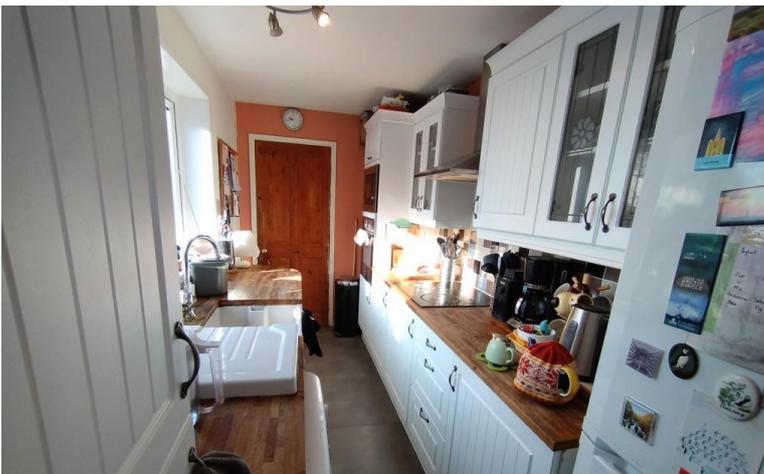
Behind a brick wall are pathways leading to the door and to the side of the property.

#### REAR

Adjoining open fields is a landscaped garden with patio areas and raised shrub borders.

#### 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 A

#### EPC RATING (PDF available online)

Current: Potential:









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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