



## CHAPEL LANE, HARRISEAHEAD



- Semi Detached Family Home
- Small Village Location
- Recently Refurbished
- Spacious Modern Kitchen Diner
- Three Bedrooms

**Offers In Region Of**

**£159,950**

Freehold

EPC Rating '59'

Rental Yield



## **OVERVIEW**

Martin & Co are delighted to offer this recently refurbished semi detached property to the market. The property occupying a large plot is located in a small village and is ideally located for Biddulph, Kidsgrove and Congleton.

The well presented accommodation benefits from gas fired central heating and double glazed and briefly comprises entrance hall, lounge, modern spacious fitted kitchen diner and cloakroom on the ground floor. On the upper level are three bedrooms and a modern family bathroom. Outside there is off road parking to the front with a small garden area. To the rear low maintenance garden with detached single garage and further large garden area beyond with access to the garage from side.

Early viewing a must to appreciate this beautiful home.

## **ENTRANCE HALL**

Radiator. Double glazed door to front aspect. Stairs off to first floor.



## **LOUNGE**

12' 9" x 12' 9" (3.91 xm x 3.89m) Feature fireplace with log burning stove. Radiator. Double glazed window to front aspect.

## **SPACIOUS KITCHEN DINER**

22' 6" x 9' 5" (6.87maxm x 2.88m) Range of modern wall and base units provides storage and work surfaces. Inset sink unit with mixer tap. Integrated oven, ceramic hob with modern style extractor fan over. Tiled floor. Radiator. Double glazed windows overlooks rear garden. Double glazed door opening onto rear garden.



## **INNER LOBBY**

Tiled floor. Useful under stairs storage.

## **CLOAKROOM**

Suite comprising low level w.c. Wash hand basin. Fully tiled walls. Tiled floor. Obscure double glazed window to rear aspect.

## **FIRST FLOOR LANDING**

Loft access (power and lighting) Radiator.





### **BEDROOM 1**

12' 10" x 11' 6" (3.92 maxm x 3.53 maxm)  
Fitted wardrobes. Radiator. Double glazed window to front aspect. Walk-in cupboard having double glazed window to front aspect.

### **BEDROOM TWO**

10' 2" x 9' 8" (3.12 maxm x 2.95m) Fitted wardrobes. Radiator. Double glazed windows to front and rear aspects.

### **BEDROOM THREE**

7' 6" x 5' 10" (2.30m x 1.80m) Radiator. Double glazed window to rear aspect.

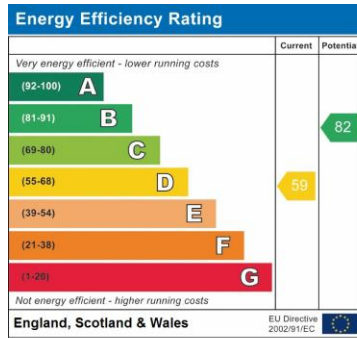
### **MODERN FAMILY BATHROOM**

Suite comprising panelled bath with shower over and shower screen. Low level w.c. Pedestal wash hand basin. Part tiled walls. Tiled floor. Heated towel radiator. Obscure double glazed window to rear aspect.

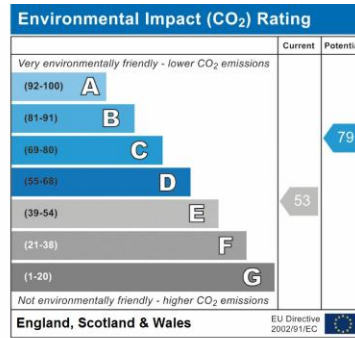
### **OUTSIDE**

To the front aspect is off road parking for two vehicles to the side with gated access to the rear. Steps up to small garden area. To the rear is a low maintenance paved garden with a small lawned area. Brick built outbuilding. Gated access to spacious garden area which has access to single detached garage.





Address:  
Chapel Lane, Harsisehead



#### GROUND FLOOR

APPROX. 41.1 SQ. METRES (442.0 SQ. FEET)



#### FIRST FLOOR

APPROX. 40.1 SQ. METRES (431.8 SQ. FEET)



TOTAL AREA: APPROX. 81.2 SQ. METRES (873.8 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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