



147 High Street

ST7 4JU

£205,000



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STEPHENSON BROWNE

A fantastic opportunity to purchase a two bedroom semi-detached home with **BREATHTAKING VIEWS** to the rear, overlooking the Cheshire Plain and also looking North towards the iconic Mow Cop Castle!

Ideal for first-time buyers, this delightful property in Harriseahead must be seen to fully appreciate the location and views towards the Welsh Mountains! An entrance hallway leads to a spacious lounge, with a kitchen and useful W/C / Utility area and rear porch completing the ground floor. To the first floor are two sizeable bedrooms and a family bathroom with a jacuzzi bath and separate shower.

Off road parking is provided via a double-width driveway, whilst the generous rear garden features patio and lawned areas, with a well-proportioned outbuilding which would suit a number of uses (subject to planning permission).

Harriseahead is a popular location nestled amongst countryside but retaining excellent links to a number of commuting routes such as the A34, A500 and M6. Several schools are nearby, including Thursfield Primary School and Castle Primary School, whilst a number of walks around Mow Cop and Dales Green are available locally, ideal for those with dogs or who just enjoy getting close to nature!

A superb home which really must be viewed! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, laminate flooring, ceiling light point, radiator.

Lounge

15'2" x 11'8"

Fitted carpet, UPVC double glazed bay window, ceiling light point, radiator, multi-fuel burner.

Kitchen

9'5" x 7'8"

Tiled flooring, UPVC double glazed window, downlights, radiator, one and a half bowl stainless steel sink with drainer, integrated oven, hobs and cooker hood. Wall and base units providing ample storage.

Rear Hall

Tiled flooring, ceiling light point, composite rear door to rear porch.

Downstairs W/C

10'4" x 4'11"

Maximum measurements - Tiled flooring, timber framed double glazed window, ceiling light point, W/C and wash basin, part tiled walls, worktop space, space and plumbing for appliances, wall and base unit.

Rear Porch

Laminate flooring, tiled flooring, single glazed windows and timber framed double glazed rear door, wall light point, space and plumbing for appliances.

Bedroom One

11'8" x 11'11"

Minimum measurements - Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, dressing area with storage cupboard.

Bedroom Two

11'10" x 8'4"

Fitted carpet, UPVC double glazed window, ceiling light point, loft access, far-reaching views of Mow Cop and the Cheshire Plain.

Bathroom

8'5" x 6'1"

Tiled flooring, tiled walls, downlights, UPVC double glazed window with far-reaching views, feature tubular radiator, towel radiator, W/C, wash basin with vanity unit, jacuzzi-style bath, separate shower cubicle.



Outside

To the front of the property is a double-width tarmacadam driveway with a small lawned border with mature shrubs, whilst the rear garden features a paved/patio area with a pond and water feature, with a further area laid to lawn and benefiting from views to Mow Cop and over the Cheshire Plain, with a large outbuilding which could suit a variety of uses (subject to planning permission).

Council Tax Band

The council tax band for this property is B.

NB: Tenure

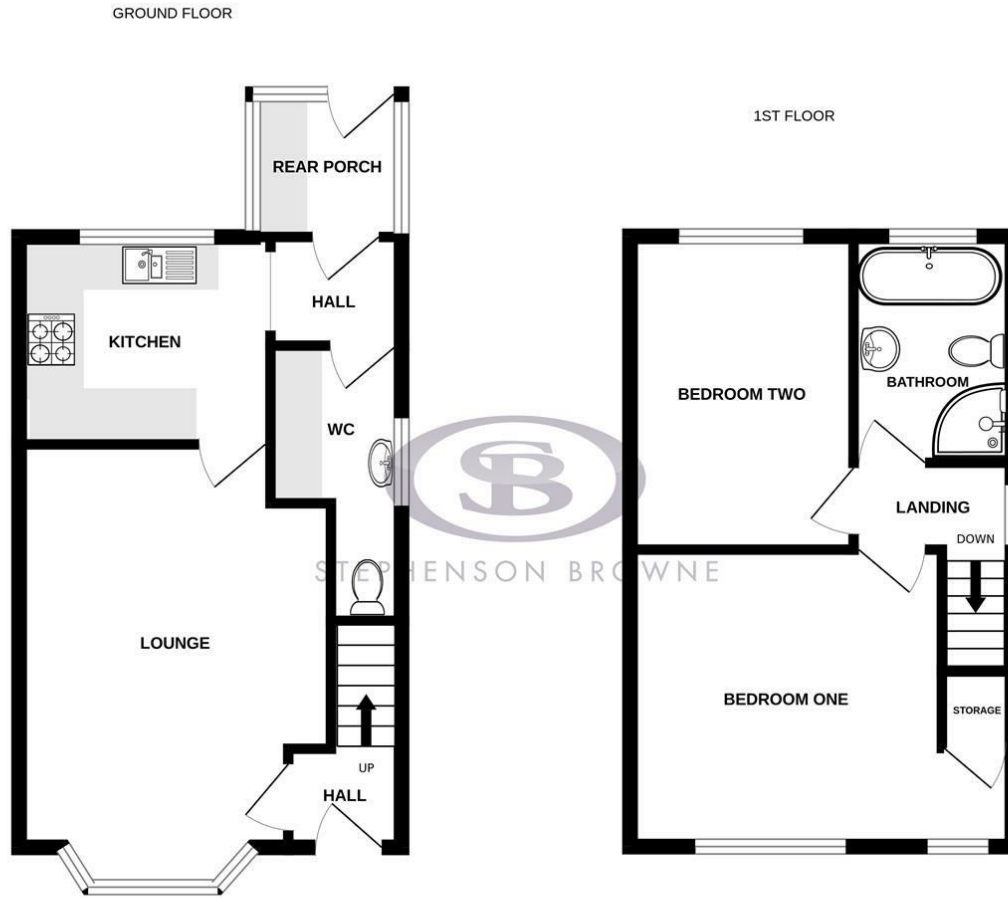
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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