



18 Chapel Lane
ST7 4JJ
£210,000



STEPHENSON BROWNE

A characterful two-bedroom semi-detached cottage occupying a large plot with ample room and potential to extend (subject to planning permission), offered for sale with no onward chain!

A fantastic opportunity to purchase a two-bedroom home which is full of character and charm, filled full of potential and scope to create a superb family home in a popular location!

To the ground floor of the property is a spacious lounge, separate dining room and the kitchen, whilst upstairs are two double bedrooms and a shower room, with a further dressing room/study (without an external window).

Ample off-road parking is provided via tarmacadam driveway which extends to the side and rear of the property with a turning point, as well as a garage. The rear garden is mostly laid to lawn, with a patio area and a useful storage shed. There is ample space to potentially erect a further outbuilding or garage, subject to planning permission.

Situated on Chapel Lane in Harriseahead, the property is ideally placed for the wealth of amenities within Kidsgrove, as well as several schools including Thursfield Primary School, which is quite literally across the road! A number of walks are also available in the surrounding fields and countryside.

Packed full of potential and with ample scope to extend to create a stunning home! Please contact Stephenson Browne to arrange your viewing.



Lounge

15'1" x 12'2"

Two UPVC double glazed windows (to the front and rear aspects), UPVC double glazed front door, Feature fireplace, radiator.

Dining Room

11'9" x 10'7"

Fitted carpet, ceiling light point, two radiators, stairs leading to the first floor.

Kitchen

14'2" x 9'3"

Maximum measurements (L-Shaped room) - Two UPVC double glazed windows, wall and base units, one and a half bowl stainless steel sink with drainer, tiled flooring, tiled splashback, UPVC double glazed window and rear door.

Landing

Fitted carpet, UPVC double glazed window.

Bedroom One

15'10" x 8'0"

Two UPVC double glazed windows (to the front and rear aspects), fitted carpet, ceiling light point, loft access.

Bedroom Two

15'2" x 9'0"

Maximum measurements - Fitted carpet, UPVC double glazed window, radiator, ceiling light point.

Inner Hall

Fitted carpet, UPVC double glazed window.

Dressing Room

9'6" x 7'10"

Please note - this room does not have an external window - Fitted carpet, ceiling light point, radiator.

Shower Room

9'3" x 6'9"

Maximum measurements - UPVC double glazed window, radiator, vinyl flooring, walk-in shower, W/C, pedestal wash basin.

Outside

To the front of the property is a tarmacadam driveway which extends to the side and rear of the property, with a boundary hedge and wrought iron gates and a lawned front garden. The sizeable rear garden features a patio area with a lawn, tarmacadam driveway with a turning point, a useful storage shed, border hedges.



Garage

15'10" x 8'0"

Up and Over garage door, power and lighting, rear UPVC double glazed window and rear door, Baxi gas central heating boiler.

Council Tax Band

The council tax band for this property is C.

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.

Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan

18 Chapel Lane, Harriseahead, ST7 4JJ



Area Map



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



STEPHENSON BROWNE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	54	
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64