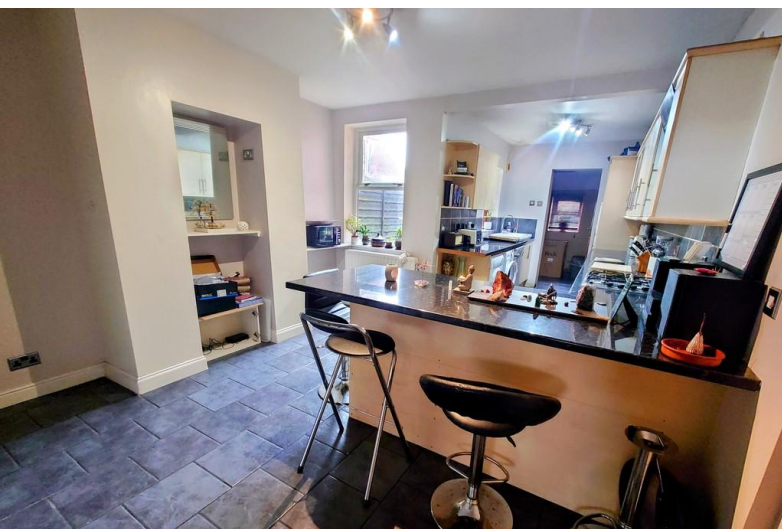


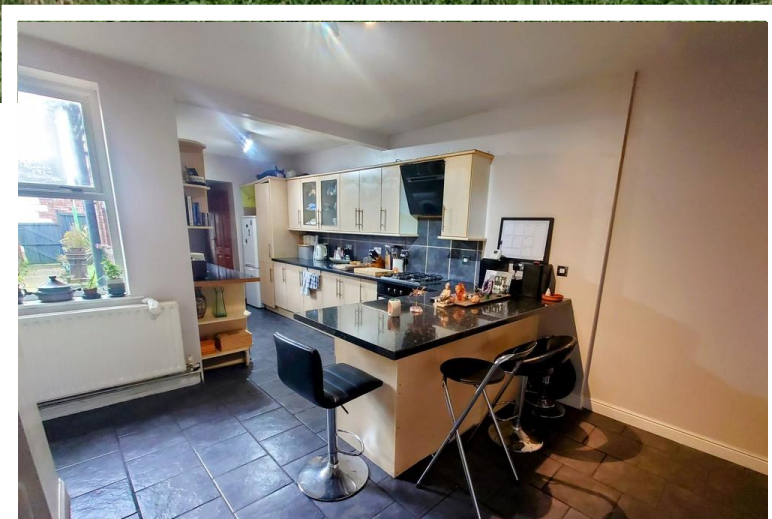


Long Lane
Harriseahead, ST7 4LH

- SEMI RURAL LOCATION
- TWO DOUBLE BEDROOMS, BATHROOM
- A TWO/THREE BEDROOM TERRACED HOUSE
- FORECOURT TO THE FRONT, REAR GARDEN
- BAY WINDOW LOUNGE, SPACIOUS KITCHEN/DINING ROOM
- GAS C/H UPVC D/G WHERE FITTED
- REAR HALL, CLOAKS/W.C
- POPULAR & CONVENIENT LOCATION

£119,995





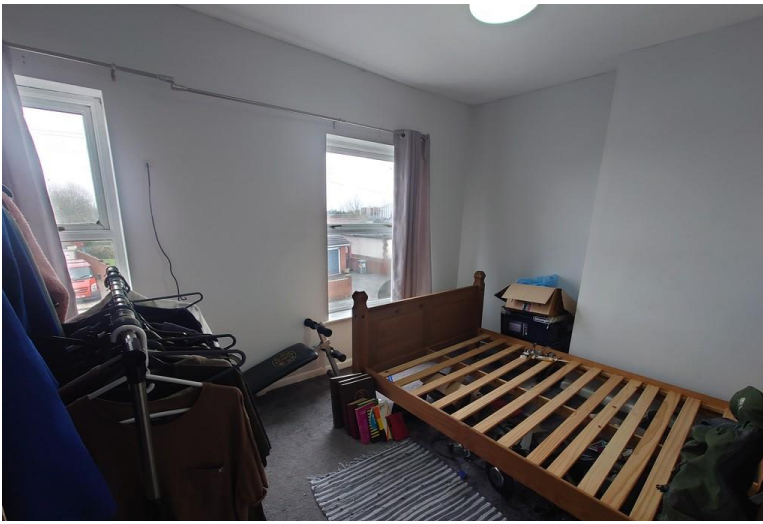
Property Description

INTRO

Shaw's & Co are pleased to offer For Sale a two bedroom terraced house with further potential, within this semi rural location with countryside close by & road links leading to larger towns for facilities etc, the property comprises, a bay window lounge to the front, a spacious kitchen/dining room, rear hall, cloaks/w.c, two first floor bedrooms, and a bathroom. a stair case to a useful loft area with potential for conversion subject to regulations etc. A forecourt to the front and a rear garden area with potential to create a parking space. Gas central heating, UPVC double glazing where fitted. Some further potential, Viewing essential to appreciate the location and property

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LH. Proceed from Newchapel, turn right in to Long lane, where the property can be found on the left hand side, as identified by our for sale sign.



LOUNGE

12' 5" x 12' 5" (3.78m x 3.78m)

Entered through a UPVC door. Bay window to the front elevation. Feature fireplace. Radiator. Door to:

KITCHEN/DINER

22' 3" x 12' 5" (6.78m x 3.78m)

Window to the rear elevation. A spacious L shaped room with a range of wall and base units. Single drainer ceramic sink, worksurface. Built in oven, hob with extractor over. Splash back tiling, tiled floor. Double radiator. Understairs store housing the Glow Worm Ultimate gas central heating boiler.



WC

Low level W.C.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 5" x 8' 8" (3.78m x 2.64m)

Two windows to the front elevation. Radiator.

BEDROOM TWO

11' 11" x 9' 4" (3.63m x 2.84m)

Window to the rear elevation. Radiator.



BATHROOM

9' 8" x 7' 2" (2.95m x 2.18m)

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Radiator.

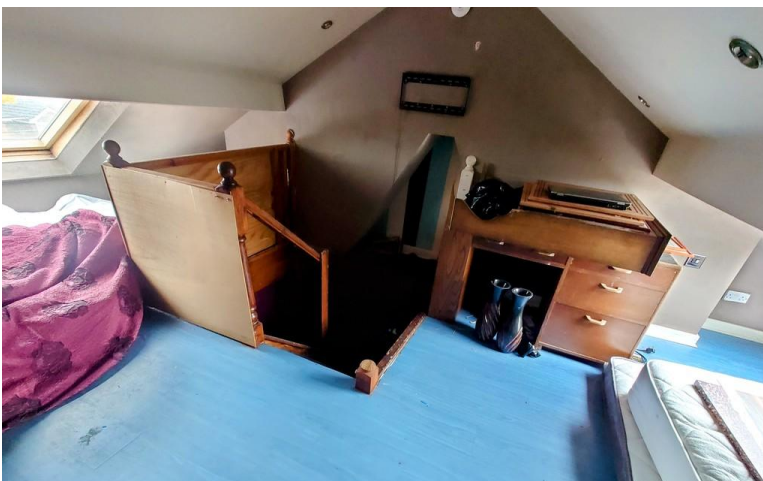
LOFT ROOM

11' 2" x 9' 1" (3.4m x 2.77m)

Two velux windows. Potential to create a useful room, subject to building regulations.

EXTERNALLY

A rear garden area, with a potential parking space. Paved patio.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



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.

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 be 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:





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 responsibility is taken for any error, omission, or mis-interpretation of the floor plan is on the Applicant only as guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or lessee.
 The windows, systems, appliances, shown here are not guaranteed and the purchaser must their operation or efficiency can be given.
 Made with Visual 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.
 Made with Visual Builder

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782 787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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