



Harriseahead Lane
Harriseahead, ST7 4RB

- A BUILDING PLOT & HOUSE
- CONSERVATORY & G F BATHROOM
- CONSENT GRANTED Ref; 23/00169/OUT
- TWO DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- POTENTIAL TO CREATE A THIRD
- PORCH, LOUNGE, KITCHEN/DINING ROOM
- UPVC D/G & GCH

£165,000





Property Description

INTRO

A Building Plot with consent & an end townhouse offered For Sale, an ideal project for the self build developer etc. The property comprises a spacious house with porch, lounge, kitchen/dining room, rear hall, conservatory, a ground floor bathroom, two double bedrooms, with some potential to create a third bedroom or first floor bathroom. Further potential. Gas central heating & UPVC double glazing. Externally, a driveway, forecourt to the front, at present a lawn garden with consent for a dwelling. Garage. With views over farm land to Mow Cop Castle. The property is sold with the benefit of the current planning consent REF 23/00169/OUT . Viewing essential without further delay.

DIRECTIONS

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

ENTRANCE PORCH





Entered through a UPVC door. Internal door to:

LOUNGE

15' 7max" x 12' (4.75m x 3.66m)

Window to the front elevation. Fire surround with inset fire. Double radiator.

KITCHEN/DINER

12' 2" x 12' (3.71m x 3.66m)

Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Radiator. Stairs to the first floor.



REAR HALL

External access door. Door to:

BATHROOM

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

CONSERVATORY

9' 10" x 9' 10" (3m x 3m)

UPVC double glazed.

FIRST FLOOR LANDING

Doors to:



BEDROOM ONE

15' 9" x 12' 1" (4.8m x 3.68m)

Window to the front with views over open fields. Radiator.

BEDROOM TWO

12' 4" x 12' 1" (3.76m x 3.68m)

Window to the side elevation with views to Mow Cop. Cylinder cupboard. Radiator.

EXTERNALLY

FRONT

Off road parking. Shrub borders.



SIDE

Laid to lawn with a driveway. Planning consent is granted for a detached dwelling. Our vendor is seeking a buyer who is willing to proceed with the current planning consent.

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 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: 61D Potential: 85B





While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, ceilings, rooms and any other items are approximate and the buyer should verify the accuracy of the information provided. The information is provided for general information only and should not be relied upon for any specific purpose. The services, systems, appliances, fixtures have not been tested and no guarantee as to their condition or efficiency can be given. Shaw's Real Estate.







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

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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 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