

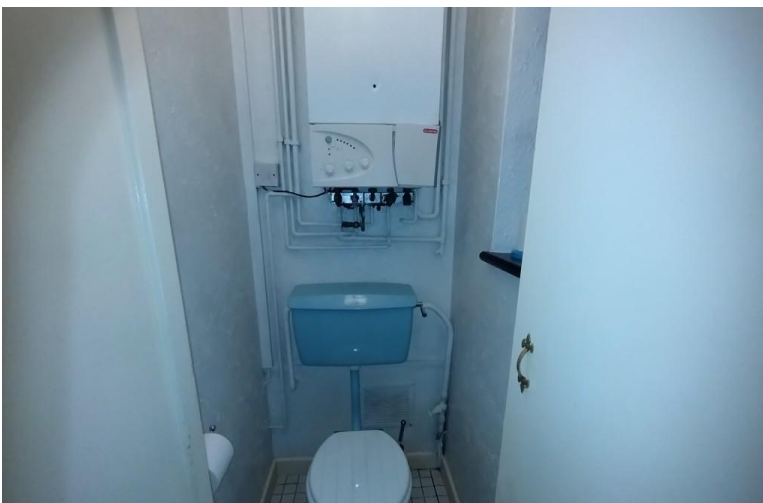


High Street Harriseahead, ST7 4JU

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- OPEN FARM LAND/VIEWS TO REAR
- NO CHAIN
- HALL, BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM
- CLOAKS/W.C., SIDE PORCHWAY
- TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM

£200,000





Property Description

INTRO

Located within the popular semi rural location of Harsieahead a mature semi detached house with some further potential, within a good sized landscaped garden plot and open countryside & far reaching views to the rear. Comprising hall, a bay window lounge, kitchen/dining room, rear access hall with storage, cloaks/w.c, side entrance porch, two first floor double bedrooms, a first floor family bathroom. Externally a driveway provides parking for two cars, a front garden area. At the rear of the property is a long landscaped rear garden area with a patio and lawn garden. A view over to Mow Cop Castle and open countryside with The Cheshire Plain & Welsh Hills from the first floor. UPVC double glazing & gas central heating. No chain. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4JU, proceed from Newchapel and the property can be found on the left hand side as identified by Our For Sale Sign.



ENTRANCE HALL

Upvc entrance door, staircase to the first floor.

LOUNGE

12' 6" x 11' 9" (3.81m x 3.58m) Plus Bay

With a bay window to the front, radiator. A feature fireplace and inset gas fire.

KITCHEN/DINING ROOM

11' 7" x 7' 8" (3.53m x 2.34m)

Comprising a fitted kitchen area with base and wall units, worksurfaces, 1.5 single drainer sink, splash back tiling, radiator, laminate flooring. Two windows to the rear.



REAR HALL

With external access to the side porch, walk in downstairs store area. Door to:

CLOAKS/W.C

With a low level w.c, Aviton gas central heating boiler, window to the side.

SIDE ENTRANCE PORCH

UPVC doors to the front and rear elevations. Tiled floor.

FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:



BEDROOM ONE

11' 8" x 11' (3.56m x 3.35m)

Window to the front elevation. Fitted wardrobes, over stairs store area. Radiator.

BEDROOM TWO

11' 10" x 8' 4" (3.61m x 2.54m)

Window to the rear elevation with far reaching views over the garden, countryside Mow Cop and the Cheshire Plane. Radiator.

BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

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



EXTERNALLY

FRONTAGE

A landscaped garden laid to lawn with shrub borders. A paved driveway provides off road parking.



REAR

Backing on to open fields is a generous garden. Patio area with a pathway leading to a landscaped garden with shrub borders.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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

EPC RATING (PDF available online)

Current: Potential:



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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 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