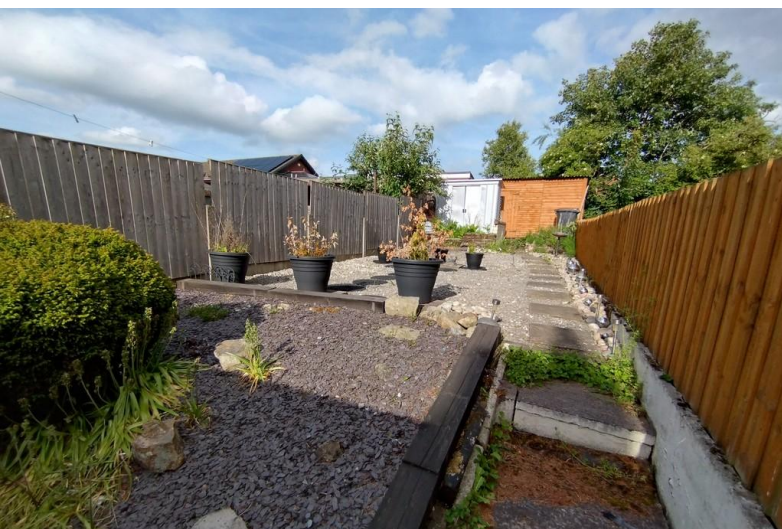




**Chapel Lane**  
Harriseahead, ST7 4JJ

- LOCATED WITHIN HARRISEAHEAD
- WITH NO CHAIN
- A TWO BEDROOM TERRACE COTTAGE
- LOUNGE, DINING AREA, KITCHEN
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- REAR GARDEN AREA
- UPVC D/GLAZING & GAS C/HEATING

**£99,950**





## Property Description

### INTRO

Located within Harriseahead a two bedroom terrace cottage with no chain comprising, lounge, dining area, an L shaped kitchen, rear hall, a ground floor bathroom, two bedrooms to the first floor. A rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, road links to nearby towns and rail links at Kidsgrove. Viewing essential without further delay. (draft details subject to approval)

### LOUNGE

18' 11" x 8' 10" widening to 11' 9" (5.77m x 2.69m)

With a window to the front, a UPVC front door, two radiators, under stairs area.

### KITCHEN

9' 1" x 5' 6" (2.77m x 1.68m)

A spacious L shaped room with a fitted kitchen base and wall units, worksurfaces, single drainer sink, windows to the side and rear.



#### REAR HALL

UPVC external access door.

#### GROUND FLOOR BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, radiator, splash back tiling, window to the rear.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

13' 1" x 11' 1" (3.99m x 3.38m)

Window to the front, radiator.

#### BEDROOM TWO

8' 11" x 7' 2" (2.72m x 2.18m)

Window to the rear, radiator. Over stairs area.



#### EXTERNALLY

A rear garden area with shrub borders etc

#### 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](mailto: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 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:





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

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[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

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