



Long Lane

Harriseahead, ST7 4LQ

- SEMI DETACHED HOUSE
- RECENTLY REFURBISHED
- BEAUTIFULLY PRESENTED
- UPDATED THROUGHOUT
- NO CHAIN
- HALL, LOUNGE, NEW KITCHEN/DINER
- GROUND FLOOR SHOWER/W/C
- THREE BEDROOMS, FF SHOWER/W.C

£229,950





Property Description

INTRO

Shaw's & Co are delighted to offer a beautifully refurbished & presented semi detached house WITH NO CHAIN and set within a very popular semi rural location which must be seen to be fully appreciated! Comprising, entrance hall, a by window beautiful lounge with lovely decor, a new updated spacious kitchen/diner, a new ground floor shower room/cloaks/w.c, first floor two double bedrooms, a single third, a first floor shower room/w.c Externally a well appointed landscaped low maintenance front garden, a block paved driveway to the front and side. A block paved rear garden patio area and a lawn garden as well with a south direction for lots of sun. A brick built outbuilding with UPVC French doors to the garden, suitable for hobbies interests etc. UPVC double glazing & gas heating. A lovely home ready for the aspiring buyers!

ENTRANCE HALL

A UPVC part glazed front entrance door, radiator, staircase to the first floor, door to;



LOUNGE

14' 0" x 12' 3 MAX" (4.27m x 3.73m)

With a walk in bay window to the front, radiator, down lighting to the ceiling, radiator. A feature wall with wall lighting as well, fireplace and inset fire.

KITCHEN/DINER

15'7 8

Comprising a range of new installed fitted kitchen with a range of base and wall units, worksurfaces, built in oven and hob, inset sink, spaces for American style fridge freezer and washing machine. French doors to the side patio area. Window to the rear. A ceramic tiled floor, understairs store area.



GROUND FLOOR SHOWER ROOM

A newly installed suite with an enclosed double shower cubicle, low level W.C, wash hand basin, window to the side, splash back tiling to the walls, tiled floor. Extractor fan, down lighting to the ceiling. Wall mounted Ideal gas central heating boiler. Chrome Towel radiator.

FIRST FLOOR LANDING

Window to the side, access to the loft.

BEDROOM ONE

12' 5" x 12' 4 plus recess 15'10 max" (3.78m x 3.76m)

With two windows to the front, radiator, down lighting to the ceiling.

BEDROOM TWO

8' 11" x 8' 2" (2.72m x 2.49m)

Window to the rear, radiator.

BEDROOM THREE

7' 2" x 6' 4" (2.18m x 1.93m)

Window to the rear, radiator.



FIRST FLOOR SHOWER/W.C

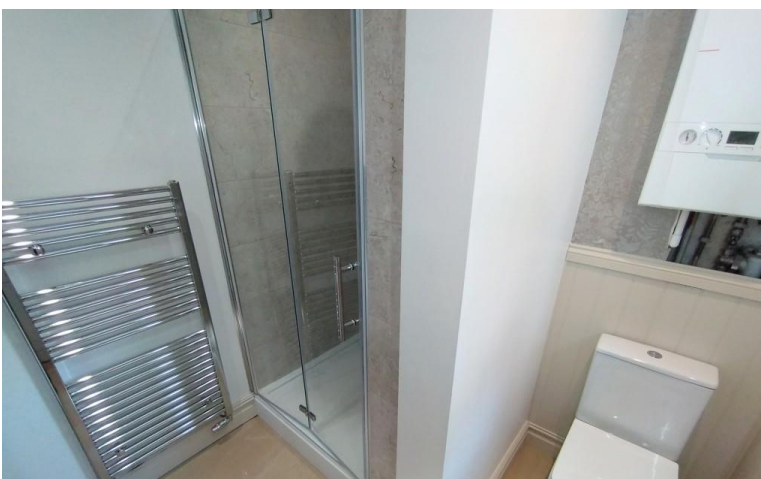
Comprising an enclosed shower cubicle, low level W.C with macerator, wash hand basin, extractor fan, shower screen walls.

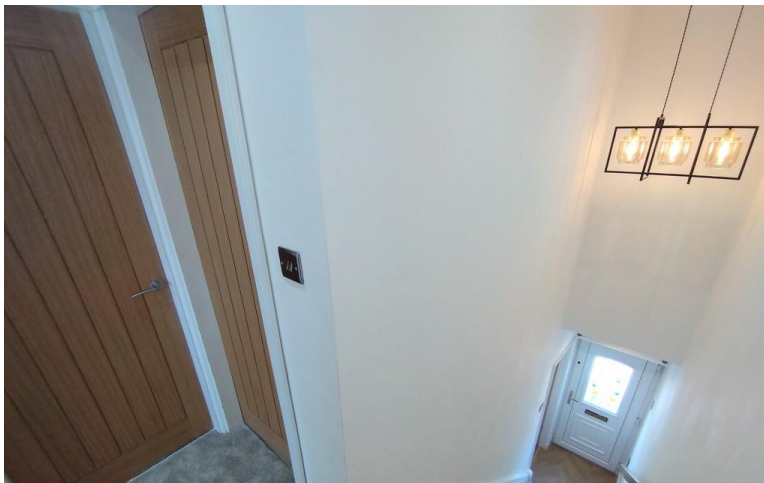
EXTERNALLY

A landscaped front garden area with graveled borders and shrubs, a block paved driveway provides parking spaces. A block paved area extends to the side of the house. Water Tap.

REAR GARDEN

A pleasant garden area with a good sized block paved patio area, leading to the lawn garden area, attracting the





afternoon sun.

BRICK OUTBUILDING

14' 0" x 9' 11" (4.27m x 3.02m)

A detached brick outbuilding refurbished to make a very useful building with french UPVC doors to the front, windows to both sides, downlighting fitted to the ceiling. Plenty of power points. Laminate flooring.

ATTACHED OUTBUILDING

10' 4" x 5' 6" (3.15m x 1.68m)

UPVC door. Metal framed window to the rear.



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 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

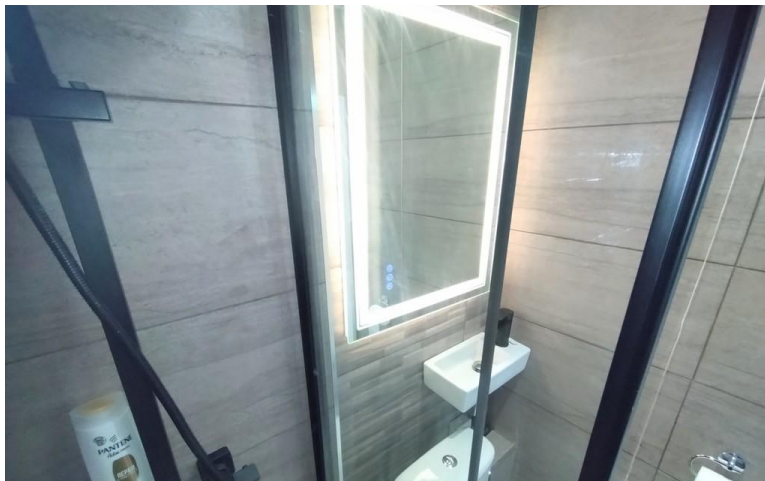
Newcastle Borough Council.

COUNCIL TAX BAND B





EPC RATING (PDF available online)
Current: 65D Potential: 78C





While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is placed on the buyer to verify the accuracy of the floor plan and the floor plan is for illustrative purposes only and should not be used as a basis for any prospective purchase or lease. The names, symbols, signatures, shall have no legal effect in connection with the floor plan or otherwise, can be given. Made with Floor Planner



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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.
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