



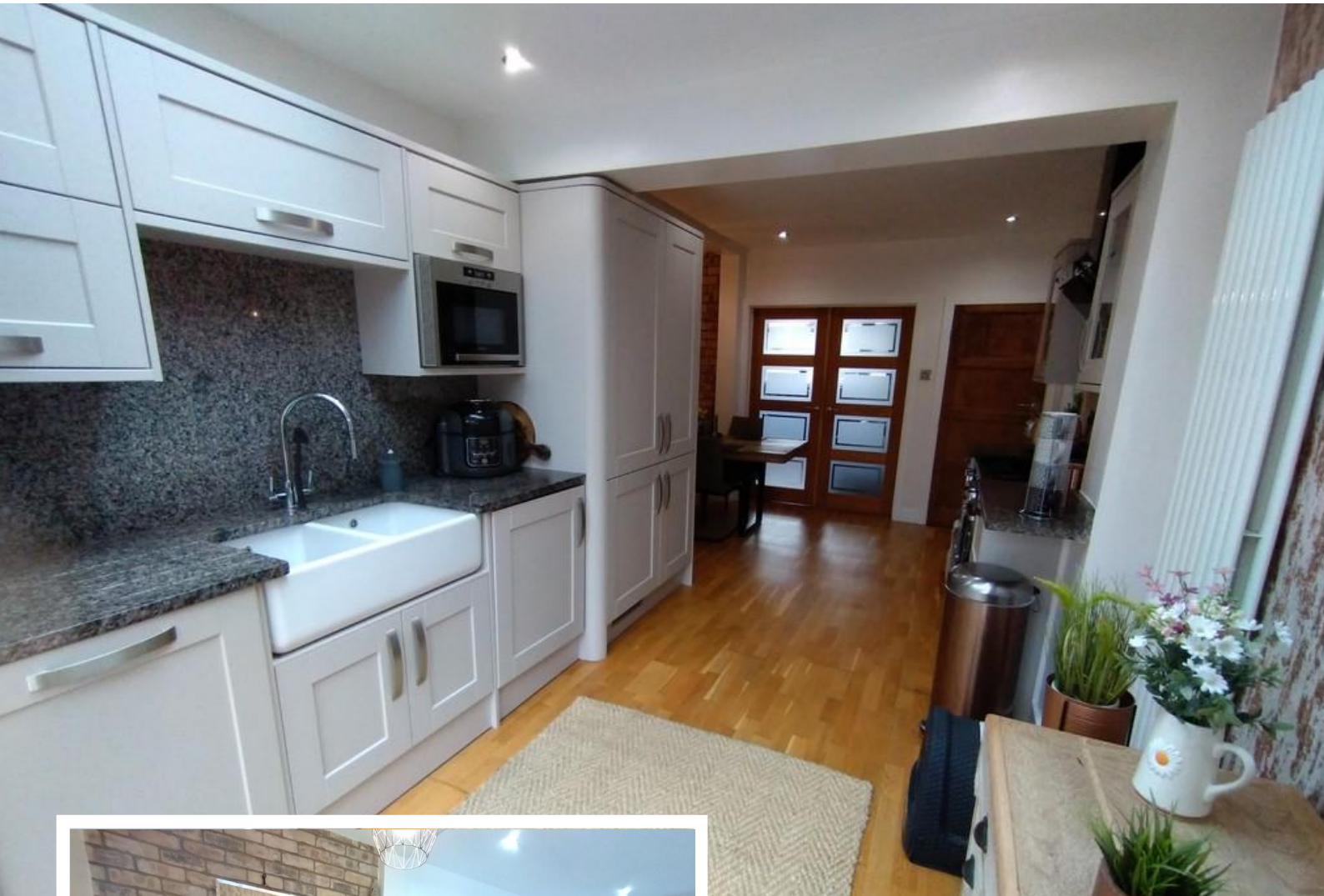
Long Lane

Harriseahead, ST7 4LH

- EXTENDED SEMI DETACHED RESIDENCE
- STUNNING UPDATED SPECIFICATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- HALL, BAY WINDOW LOUNGE
- WELL APPOINTED KITCHEN/DINING ROOM
- GROUND FLOOR SHOWER RM
- STUNNING FIRST FLOOR BATHROOM
- 2 DOUBLE BEDROOMS, PARKING

£240,000





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a stunning beautifully presented & improved extended semi detached house which must be viewed to be fully appreciated, comprising hall, a bay window lounge with a fitted stove, double doors to the stunning spacious updated stunning extended kitchen/dining room, an updated ground floor shower room, to the first floor two double bedrooms, a luxury updated first floor bathroom. Externally a block paved frontage. A beautiful landscaped rear garden area with an extensive patio area, leading to the lovely garden area, complete with a summer house ideal for entertaining. UPVC double glazing & gas central heating. The property is located with a popular semi rural location yet within easy access to all amenities. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LH. Turn off Chapel Lane and the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a composite door. Timber flooring, stairs to the first floor, radiator, door to:

LOUNGE

13'7 X 12'5

Walk in bay window to the front elevation. Chimney breast with inset stove. Timber flooring, double radiator. Part glazed doors to:

KITCHEN/DINER

21' x 15' 8" (6.4m x 4.78m)

An L shaped room with a stunning extended spacious kitchen/dining room comprising: A range of well appointed updated wall and base units, inset double Belfast sink, work surface. Built in fridge freezer, integrated washing machine. Roof window, understairs store. Defined dining area, timber flooring. Patio doors lead to the garden. Feature exposed brick work wall area.



REAR HALL

Storage off.

SHOWER ROOM

Window to the rear elevation. Updated suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, tiled floor.



FIRST FLOOR LANDING

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

BEDROOM ONE

12' 6" x 12' 5" (3.81m x 3.78m)

Window to the front elevation. Over stairs store. Timber flooring, radiator.

BEDROOM TWO

12' 5" x 8' 10" (3.78m x 2.69m)

Window to the rear elevation. Timber flooring, radiator.



BATHROOM

Window to the rear elevation. Suite comprising: free standing bath, low level W.C, wash hand basin. Shower screen walls, victorian style radiator.

EXTERNALLY

FRONTAGE

A paved area providing off road parking. Pathway to the side of the property leads to:



REAR

A beautifully landscaped garden, laid to lawn. A substantial ceramic tile patio leads to:

SUMMER HOUSE

A useful outside space to entertain and relax. The rear of the building has a storage area.

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 .

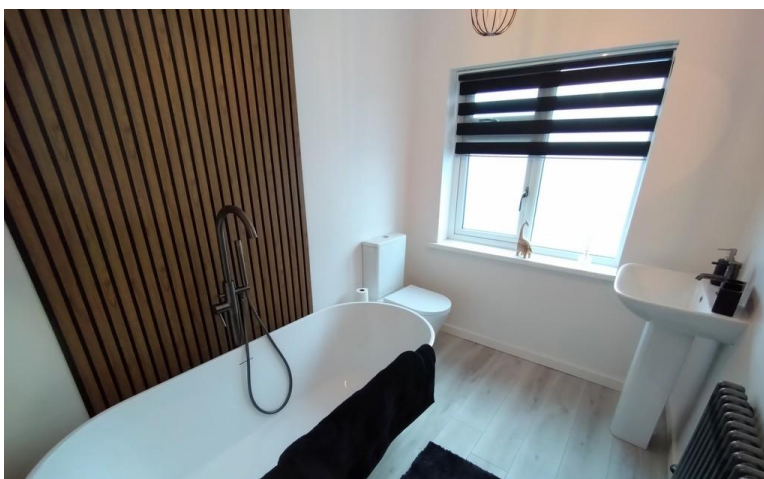
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:







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

www.shawsandco.co.uk
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