



**62 Sands Road**  
Harriseahead, ST7 4LA



**Price £270,000**

Here at Carters, we are honoured to be welcoming to the market our latest listing at Sands Road, Harriseahead, which offers the rare opportunity to acquire a charming and traditional stone cottage.

Nestled away on the outskirts of the semi-rural village of Harriseahead, within the heart of the Staffordshire Countryside, there are peaceful walks, community shops, and picturesque views to be enjoyed right on your doorstep. These include the historic and breathtaking Mow Cop Castle, which can be seen from the privacy of the rear garden.

Although in need of selective modernisation, this impressive residence is deceptively spacious with endless possibilities, having been excessively extended in previous years. What was once two separate stone cottages has been converted to a substantial, three bedroom, detached family home. The accommodation is extensive, boasting two reception rooms, a large kitchen, utility/WC, three double bedrooms, and a generous family bathroom. The gardens are spectacular and private. They provide off-road parking for several vehicles as well as a detached garage and large 'cottage gardens' and a vegetable patch for the family to explore and enjoy.

We would recommend calling the office on 01782 470391 at your earliest opportunity to arrange a viewing before this one of a kind property gets snapped up.



# 62 Sands Road

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## Entrance Porch

UPVC double glazed entrance door to the front elevation.

## Living Room

23'10 x 11'08 (7.26m x 3.56m)

Dual aspect UPVC double glazed windows, one to the side elevation and two to the front, one of which is a bow window. Traditional feature fireplace with a natural brick surround, a floating timber mantle and a marble hearth. Coving. Two radiators. Stairs to the first floor leading off.

## Dining Room

11'09 x 10'03 (3.58m x 3.12m)

Dual aspect UPVC double glazed windows to the side and rear elevations. Coving. Radiator.

## Kitchen

11'10 x 10'01 (3.61m x 3.07m)

UPVC double glazed window to the side elevation. A good range of traditional wooden wall, drawer and base units which incorporate work surfaces with an inset sink, a mixer tap and drainer. Space for a freestanding cooker and fridge freezer. Fully tiled walls. Radiator. Tiled flooring.

## Inner Porch

UPVC double glazed window to the rear and entrance door to the front elevation. Fully tiled walls. Vinyl tiled flooring.

## Utility Room

9'09 x 6'03 (2.97m x 1.91m)

UPVC double glazed window to the rear elevation. A two piece suite which comprises of a pedestal hand wash basin and a low level WC. Storage cupboard. Fully tiled walls. Radiator.

## First Floor Landing

Loft access.

## Bedroom One

11'10 x 10'11 (3.61m x 3.33m)

UPVC double glazed window to the front elevation.

Fitted double wardrobes and overhead storage units. Radiator.

## Bedroom Two

10'11 x 10'04 (3.33m x 3.15m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

11'09 x 8'06 (3.58m x 2.59m)

UPVC double glazed window to the front elevation. Radiator.

## Family Bathroom

UPVC double glazed window to the rear elevation. A four piece suite which comprises of a panelled bath, a corner shower enclosure, a pedestal hand wash basin and a low level WC. Airing cupboard. Radiator.

## Exterior

Paved driveway providing off-road parking for several vehicles and leads to the rear garden and garage. There is a stone wall to the front which allows for extra privacy and security to the small frontage. The rear garden is a generous size, enjoying pretty season shrubs, a large lawn and a vegetable patch.

## Garage

12'04 x 8'01 (3.76m x 2.46m)

Up and over door to the front elevation and a window to the side. Power and lighting.

## Additional Information

We are led to believe that the property is Freehold and Council Tax Band C.

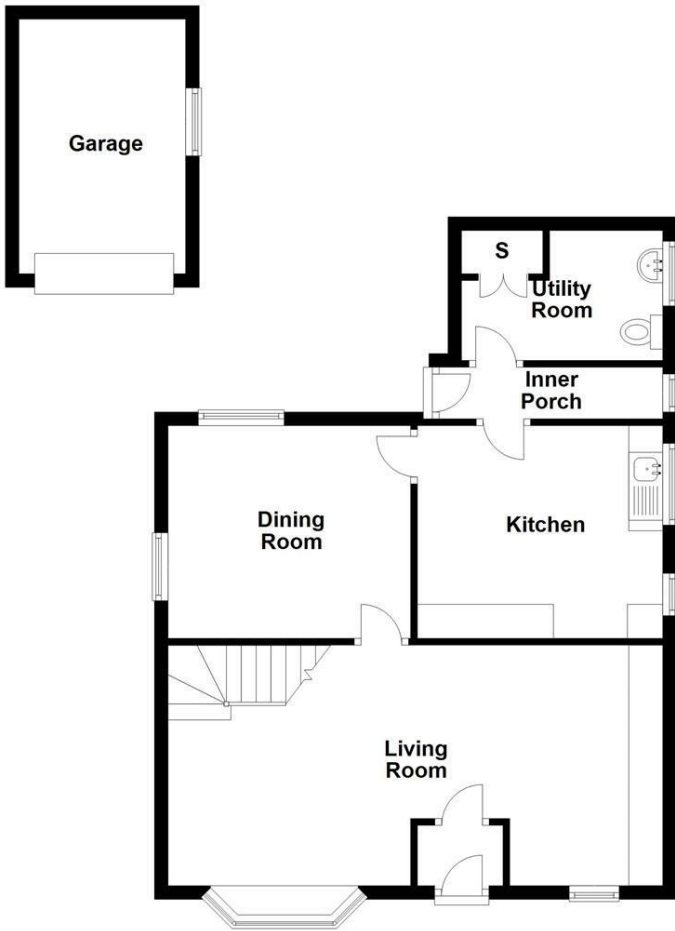
## Services

The main services of gas, electric, water and drainage are all connected to the mains.

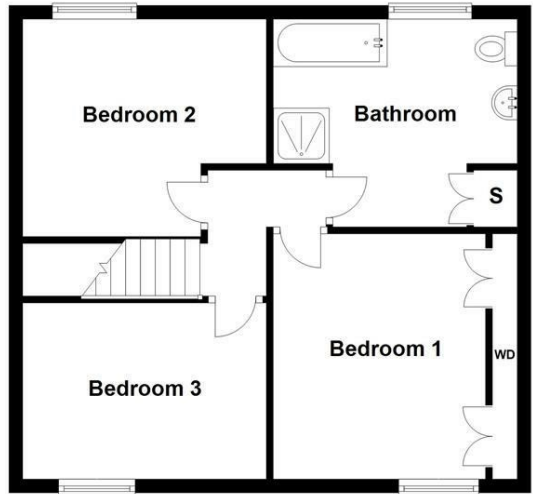
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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