



**High Lane
, ST6 7BN**

- DETACHED RESIDENCE
- POPULAR LOCATION
- SPACIOUS HOME, NO CHAIN
- HALL WITH STORAGE, CLOAKS/W.C
- BREAKFAST KITCHEN
- LOUNGE WITH FRENCH DOORS
- THREE BEDROOMS, BATHROOM & ENSUITE
- LANDSCAPED GARDENS & GARAGE

£225,000





Property Description

INTRO

Shaw's & Co are delighted to offer a well presented detached house with no chain, comprising, a lounge to the rear with french doors to the garden, a breakfast kitchen, dining room, cloaks/w.c a covered entrance porch and a hallway with storage. On the first floor are three bedrooms, ensuite & a family bathroom. An integral garage with electronic roller door. Externally plenty of parking to the frontage, a landscaped low maintenance garden area. UPVC double glazing & gas fired heating. The property is located within easy access to all amenities with the A500 a short drive away, rail links are at Kidsgrove & Stoke. Access to The Moorlands Countryside is easy along the A53 Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 7BN. From Biddulph Road turn left on to High Lane (A527) Proceed along High Lane and the property can be found on the left hand side.



ENTRANCE HALL

Entered through a UPVC door. Good size understairs store area, radiator.

LOUNGE

15' 11" x 10' 8" (4.85m x 3.25m)

Two windows to the side elevation. Feature fireplace, radiator. French doors to the rear garden.

DINING ROOM

9' 9" x 7' 1" (2.97m x 2.16m)

Window to the front elevation, radiator.



CLOAKS/W.C

With a low level WC wash hand basin, part tiled walls, radiator. Window to the side.

KITCHEN

11' 9" x 9' (3.58m x 2.74m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurfaces. Cupboard with the Ideal HE30 gas fired boiler. Built in oven and hob with extractor over. Splash back tiling, radiator. UPVC side access door.

FIRST FLOOR LANDING

Window to the, a half landing area, access to the loft. Doors to:

BEDROOM ONE

13' 2" x 9' 1" (4.01m x 2.77m)

Two windows to the front elevation. Fitted wardrobes, radiator. Door to:

ENSUITE

Suite comprising: shower cubicle, low level W.C, wash hand basin. Splash back tiling, radiator.

BEDROOM TWO

9' 9" x 7' 10" (2.97m x 2.39m)

Window to the rear elevation, radiator.

BEDROOM THREE

10' 9" x 8' 8" (3.28m x 2.64m)

Window to the front elevation, fitted cupboard, radiator.

BATHROOM

9' x 5' 7" (2.74m x 1.7m)

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





INTEGRAL GARAGE

16' 6" x 7' 11" (5.03m x 2.41m)

Electric roller door, electric light and power.

FRONTAGE

A tarmac drive provides off road parking. A pathway to the side of the property leads to:

REAR

A Landscaped garden with a paved patio, steps lead to the tiered garden 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 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

Stoke on Trent City Council.

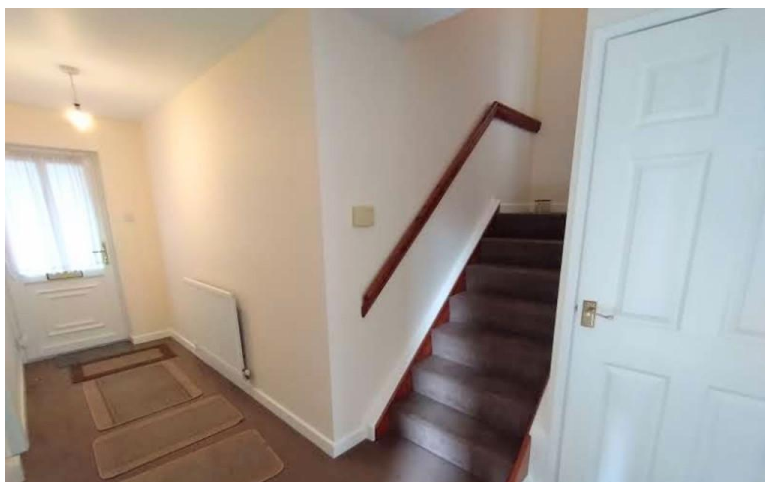
COUNCIL TAX BAND C

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