



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Hawthorne Cottage

18 Chapel Lane, Harriseahead, Stoke-On-Trent,
Staffordshire ST7 4JJ

Selling Price: £210,000

- CHARMING RENDERED SEMI DETACHED COTTAGE
- SET ON LARGE PLOT / GREAT POTENTIAL TO EXTEND
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- LARGE SHOWER ROOM INTEGRAL GARAGE & LONG DRIVEWAY EXTENDING TO THE REAR
- LARGE PATIO & REAR LAWNED GARDEN
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

An attractive white painted rendered semi detached cottage set on large plot with great potential to extend.

The property allows scope to put 'your own stamp on it.'

The PVCu double glazed and gas central heating accommodation comprises: lounge with fireplace, separate dining room, 'L' shaped kitchen to the ground floor.

At first floor level the landing allows access to three bedrooms, one being used as a dressing room and a large shower room.

The property is conveniently situated for all amenities and having the distinct advantage of having an integral garage and long tarmac driveway with turning area to the rear which provides off road parking for many cars.

In addition, it has a large patio and steps up to the lawn with mature well kept boundary hedge.

Make that viewing as it provides such a great opportunity to make a home of your dreams!

In the meantime, please view our video.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to lounge.

LOUNGE 15' 2" x 12' 2" (4.62m x 3.71m): PVCu double glazed bow window to front aspect. Separate PVCu double glazed window to rear aspect. Feature fireplace. Radiator. 13 Amp power points. Television aerial point. Door to dining room.

DINING ROOM 11' 10" x 10' 8" (3.60m x 3.25m): PVCu double glazed window to rear aspect. Two radiators. Stairs to landing. Door to kitchen. Door to outside rear.

KITCHEN 14' 3" x 9' 4" (4.34m x 2.84m) max (5'1") min: Two PVCu double glazed windows. Fitted with a range of matching base and eye level units with space for under unit appliances. One and a half bowl single drainer stainless steel sink. Radiator. 13 Amp power points. Tiled splashbacks. Tiled floor.

First floor :

LANDING : PVCu double glazed window to front aspect. Doors to principle rooms. Single power point.

BEDROOM 1 FRONT 15' 8" x 8' 0" (4.77m x 2.44m): PVCu double glazed window to front and rear aspects. Radiator. 13 Amp power points. Access to roof space.

BEDROOM 2 REAR 15' 3" x 9' 10" (4.64m x 2.99m) max: PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

INNER LANDING : PVCu double glazed window. Doors to:

BEDROOM 3 / DRESSING ROOM 9' 7" x 7' 11" (2.92m x 2.41m): This room does not have an outside window. Radiator. 13 Amp power points.

SHOWER ROOM 6' 10" x 9' 3" (2.08m x 2.82m) max: PVCu double glazed opaque window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and shower enclosure. Fully tiled walls. Radiator. Electric shaver point. Access to roof space.

Outside :

FRONT : Boundary hedge with large double wrought iron gates leading to tarmac driveway at garage. Lawn garden with borders. Path to front door.

SIDE : Tarmac driveway leading to the rear.

REAR : Patio with steps up to lawn with hedged boundaries. Shed. Tarmac driveway with turning area and parking. Bin storage. Outside tap. Light.

GARAGE 8' 1" x 15' 11" (2.46m x 4.85m): Up and over vehicular access door. Power and light. Rear PVCu double glazed window and rear PVCu door. Modern wall mounted Baxi gas central heating boiler. Gas meter.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Newcastle-Under-Lyme Borough Council

TAX BAND: C

DIRECTIONS: SATNAV: ST7 4JJ



Department for Business and Energy
7/10/25, 3:43 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

18 Chapel Lane
Hambleton
STOKE-ON-TRENT
ST7 4JJ

Energy rating: **E**

Valid until: 7 July 2035

Certificate number: 2498-2530-2405-2245

Property type: Semi-detached house

Total floor area: 97 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-letting-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-estate-letting-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2498-2530-2405-2245>

1/8