Shaw's
& Company Estate Agents Ltd

Long Lane

Harriseahead, ST7 4LH

- SEMI-DETACHED BUNGALOW
- CORNER PLOT LOCATION
- NO CHAIN, FURTHER POTENTIAL
- CONSERVATORY, KITCHEN
- LOUNGE/DINING ROOM
- TWO BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G, GCH

£219,950

Property Description

INTRO

Occupying a generous, elevated corner plot, this two-bedroom semi-detached bungalow offers well-proportioned accommodation and attractive gardens to the front, side and rear. The accommodation comprises an entrance porch/conservatory, kitchen, spacious lounge/dining room, inner hall, two bedrooms and bathroom. The property benefits from gas-fired central heating and uPVC double glazing. A driveway accessed from Chapel Lane provides off-road parking. The extensive corner plot offers scope for extension, subject to the necessary planning permission, building regulations approval and other consents. The property is conveniently placed for local amenities and road links to Kidsgrove, Newcastle-under-Lyme and the surrounding area. Kidsgrove railway station provides regional and national rail connections. Offered with no onward chain. Early viewing is recommended.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LH. Turn into

Long Lane and the property can be found on the left-hand side, as identified by our for sale sign.

ENTRANCE PORCH/CONSERVERTORY
15' 11" x 7' 5" (4.85m x 2.26m)
UPVC windows, tiled floor, radiator. Door to:

KITCHEN
12' 4" x 8' (3.76m x 2.44m)
Windows to the side and rear elevations. A range of wall and base units, single drainer sink, worksurface. Radiator.

LOUNGE/DINING ROOM
17' 2" x 13' 6" (5.23m x 4.11m)
Window to the front elevation. Store cupboard, two radiators, one double one single. Front access porch with external front access door.

INNER HALL
Doors to:

BEDROOM ONE
11' 9" x 9' 11" (3.58m x 3.02m)
Window to the rear elevation, radiator.

BEDROOM TWO
15' 9" x 7' 9" (4.8m x 2.36m)
Window to the front elevation, radiator.

BATHROOM
Window to the rear elevation. Suite comprising: panelled bath with shower over, splash back tiling, low level W.C, wash hand basin. Store cupboard, radiator. Access to the loft.

EXTERNALLY

FRONT AND SIDE GARDENS
Benefiting from a corner plot location. Landscaped gardens laid to lawn with shrub borders, a pathway and steps lead to the property from Long Lane. A driveway from Chapel Lane provides off-road parking.

REAR
A landscaped garden laid to lawn. Shrub borders and a pathway.

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.

The property is offered for sale as seen. The sellers have limited recent knowledge of its services and condition. Buyers should rely on their own inspections, survey and legal enquiries.

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-Under-Lyme Borough Council.

COUNCIL TAX BAND B
TENURE - Freehold, buyers should ask their legal advisor for verify this informatin.

EPC RATING (PDF available online)
Current: 65D Potential: 73C

NOTES
The Vendors have confirmed;

The property is connected to mains water, drainage, gas and electricity.
Heating is provided by a gas-fired central heating system.
Off-road parking is available on the driveway accessed from Chapel Lane.
The property occupies an elevated plot with stepped pedestrian access from Long Lane and Chapel Lane.
The property is of brick construction with a tiled roof and double glazing.

Broadband and mobile services are available in the area, subject to the purchaser's chosen provider, availability, coverage and contractual arrangements.
The vendors are not aware of any easements, rights, restrictions, mining issues or ground-stability problems affecting the property.
To the vendors' knowledge, the property has shown no adverse effects arising from mining or ground stability during a period exceeding 60 year

5 Long Lane

Kitchen
Bathroom
Bedroom
Conservatory
Lounge/ Dining Room
Bedroom

5 Long Lane

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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