



STEPHENSON BROWNE

Chapel Lane, Harriseahead, Stoke-On-Trent

ST7 4JJ



£210,000

Description

A characterful two-bedroom semi-detached cottage occupying a large plot with ample room and potential to extend (subject to planning permission), offered for sale with no onward chain!

A fantastic opportunity to purchase a two-bedroom home which is full of character and charm, and although the property requires modernisation throughout, it is filled full of potential and scope to create a superb family home in a popular location!

To the ground floor of the property is a spacious lounge, separate dining room and the kitchen, whilst upstairs are two double bedrooms and a shower room, with a further dressing room/study (without an external window).

Ample off-road parking is provided via tarmac driveway which extends to the side and rear of the property with a turning point, as well as a garage. The rear garden is mostly laid to lawn, with a patio area and a useful storage shed. There is ample space to potentially erect a further outbuilding or garage, subject to planning permission.

Situated on Chapel Lane in Harriseahead, the property is ideally placed for the wealth of amenities within Kids Grove, as well as several schools including Thursfield Primary School, which is quite literally across the road! A number of walks are also available in the surrounding fields and countryside.

Packed full of potential and with ample scope to extend to create a stunning home! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Lounge

15'1" x 12'2"

Two UPVC double glazed windows (to the front and rear aspects), UPVC double glazed front door, Feature fireplace, radiator.

Dining Room

11'9" x 10'7"

Fitted carpet, ceiling light point, two radiators, stairs leading to the first floor.

Kitchen

14'2" x 9'3"

Maximum measurements (L-Shaped room) -

Two UPVC double glazed windows, wall and base units, one and a half bowl stainless steel sink with drainer, tiled flooring, tiled splashback, UPVC double glazed window and rear door.

Landing

Fitted carpet, UPVC double glazed window.

Bedroom One

15'10" x 8'0"

Two UPVC double glazed windows (to the front and rear aspects), fitted carpet, ceiling light point, loft access.

Bedroom Two

15'2" x 9'0"

Maximum measurements - Fitted carpet, UPVC double glazed window, radiator, ceiling light point.

Inner Hall

Fitted carpet, UPVC double glazed window.

Dressing Room

9'6" x 7'10"

Please note - this room does not have an external window - Fitted carpet, ceiling light point, radiator.



Shower Room

9'3" x 6'9"

Maximum measurements - UPVC double glazed window, radiator, vinyl flooring, walk-in shower, W/C, pedestal wash basin.

Outside

To the front of the property is a tarmacadam driveway which extends to the side and rear of the property, with a boundary hedge and wrought iron gates and a lawned front garden. The sizeable rear garden features a patio area with a lawn, tarmacadam driveway with a turning point, a useful storage shed, border hedges.

Garage

15'10" x 8'0"

Up and Over garage door, power and lighting, rear UPVC double glazed window and rear door, Baxi gas central heating boiler.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Alsager AML Disclosure

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Floorplans

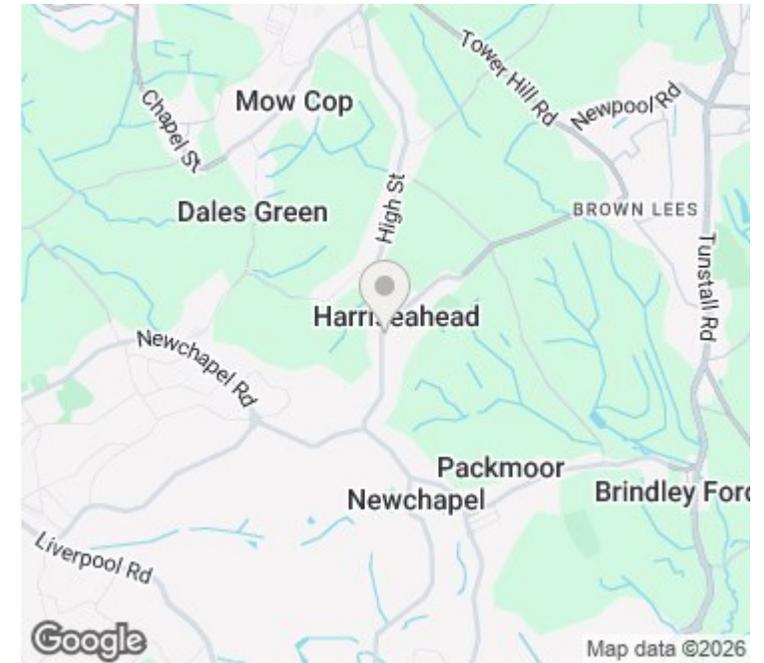
18 Chapel Lane, Harriseahead, ST7 4JJ



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		54	

Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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