



**High Street**  
**Harriseahead, ST7 4JS**

- A SEMI DETACHED HOUSE
- SEMI RURAL LOCATION
- OPEN VIEWS/COUNTRYSIDE TO REAR
- HALL, LOUNGE, SPACIOUS KITCHEN/DINER
- ATTACHED CONSERVATORY
- THREE BEDROOMS, BATHROOM
- PLENTY OF PARKING, FRONT & SIDE
- UPVC D/GLAZING & GAS C/H

**£230,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a lovely well improved semi detached house situated within this pleasant semi rural location with far reaching views over countryside and towards over The Cheshire Plain & beyond. Upon viewing the property potential buyers will see plenty of parking spaces, entrance hall, a bay window lounge with a stove for extra heating, a spacious kitchen/dining room, an attach conservatory, cloaks/w.c, three bedrooms, two of which have fitted wardrobes. A family bathroom. Externally a pleasant landscaped rear garden with a patio area, laid to lawn garden. A lovely addition is the modern garden summer house providing valuable space for hobbies interests etc. UPVC double glazing, gas central heating. No chain. The property is within easy access to all amenities with good road links, rail links at Kidsgrove or Congleton. Viewing imperative. (draft details subject to approval)



#### ENTRANCE HALL

Composite entrance door, radiator, stair case to the first floor. Door to;

#### LOUNGE

12' 2" x 10' 1" (3.71m x 3.07m)

With a bay window to the front, radiator. Chimney breast with inset stove and timber mantel shelf, part glazed internal door to;

#### KITCHEN/DINING ROOM

15' 5" x 13' 5" (4.7m x 4.09m)

Comprising an extensive range of base and wall mounted cupboard units, work surfaces, single drainer sink, spaces for appliances, radiator, window to the side, understairs store area. French doors to;



#### CONSERVATORY

13' x 12' 5" (3.96m x 3.78m)

A UPVC brick base conservatory with windows overlooking the garden, radiator, french doors to the garden. Door to;

#### INNER HALL/STORE

Door to;

#### CLOAKS/W.C

With a low level W.C window to the side, wall mounted Baxi combi boiler.



#### FIRST FLOOR LANDING

Window to the side.

#### BEDROOM ONE

12' 4" x 9' 5" (3.76m x 2.87m)

With a range of fitted wardrobes, radiator. Window to the rear with a far reaching view over adjacent countryside and towards Mow Cop Castle and The Cheshire Plain and the Peckforton, and Welsh Hills and Snowdon on a clear day.



#### BEDROOM TWO

10' 1" x 9' 4 plus recess " (3.07m x 2.84m)

Window to the front, fitted wardrobes, radiator.

#### BEDROOM THREE

6' 5" x 5' 7" (1.96m x 1.7m)

Window to the front, radiator.

#### BATHROOM

Comprising a panelled bath and over bath shower, wash hand basin, low level W.C splash back tiling to the walls, radiator. Window to the rear.



#### EXTERNALLY

A driveway provides parking spaces to the front, extending to the side of the house. Shrub borders, set behind a stone wall to the frontage.

#### REAR GARDEN

An Indian Stone paved patio area, leading to the side of the house and the lawn rear garden area with lovely open views over adjacent farm land and a far reaching view over towards The Cheshire Plain.

#### SUMMER HOUSE

An extra addition to the garden a modern summer house with electric lighting, UPVC grey style windows, with pleasant views.

#### 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](mailto: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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY





Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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