



High Street
Harriseahead, ST7 4JU

- A BEAUTIFULLY PRESENTED RESIDENCE
- SEMI RURAL LOCATION
- OPEN VIEWS & COUNTRYSIDE TO REAR
- EXTENDED KITCHEN/DINIING ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- LANDSCAPED GARDENS, BLOCK PAVED DOUBLE WIDTH PARKING
- NEW GAS BOILER. UPVC D/G
- VIEWING IMPERATIVE

£249,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented extended semi detached house within the well regarded popular HARRISEAHEAD enroute to Mow Cop, comprising a good sized kitchen/dining room with french doors to the rear garden, taking in all those open views & fields/countryside to the rear. Recent fitted carpets. bay window lounge to the front, hallway, a ground floor bathroom. On the first floor are three bedrooms. Two of which at the rear have a far reaching view to over countryside towards Cheshire & the Welsh Hills on those sunny days. A new installed gas combi boiler in 2026, UPVC double glazing. A block paved frontage provides parking for vehicles. Access to all amenities is easy via road links to towns close by. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for post code ST7 4JU, proceed from Kidsgrove in to High Street the property can be found on the left hand side.



ENTRANCE HALL

Composite entrance door with glazed panels, staircase to the first floor, radiator.

LOUNGE

15' 0" x 11' 8" (4.57m x 3.56m)

A bay window lounge, vertical radiator. Door to:

EXTENDED KITCHEN/DINER

22' 10" x 9' 6" (6.96m x 2.9m)

Comprising an extensive range of base and wall units, worksurfaces, breakfast bar area, built on oven and hob. Upvc front door to the rear garden. Understairs store area with newly installed Baxi Combi boiler (2026). Two windows to the side in to the kitchen. Skylight to provide additional light.



GROUND FLOOR BATHROOM

Comprising a white suite with a Jacuzzi paneled bath, low level w.c, wash hand basin, splash back tiling, recessed spot lights, window to the rear, radiator.

FIRST FLOOR LANDING

Window to the side. Radiator.

CLOAKS/W.C

A first floor cloaks/w/c, with a low level W.C wash hand basin, fully tiled walls, potential to change this room to form a wet room/shower if required.



BEDROOM ONE

14'10 max x 11' 6" (3.66m x 3.51m)

Two windows to the front, vertical radiator.

BEDROOM TWO

11' 7" x 9' 4" (3.53m x 2.84m)

Window to the rear with far reaching views, radiator.

BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m)

Window to the rear with far reaching views, radiator.



EXTERNALLY

FRONTAGE

A block paved frontage for double width parking spaces a pathway to the side of the house.

REAR GARDEN

A good sized rear garden area, laid to lawn. All enclosed with views over fields and Mow Cop to the right and open countryside to the rear of the property. The garden



attracts the afternoon sun

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 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

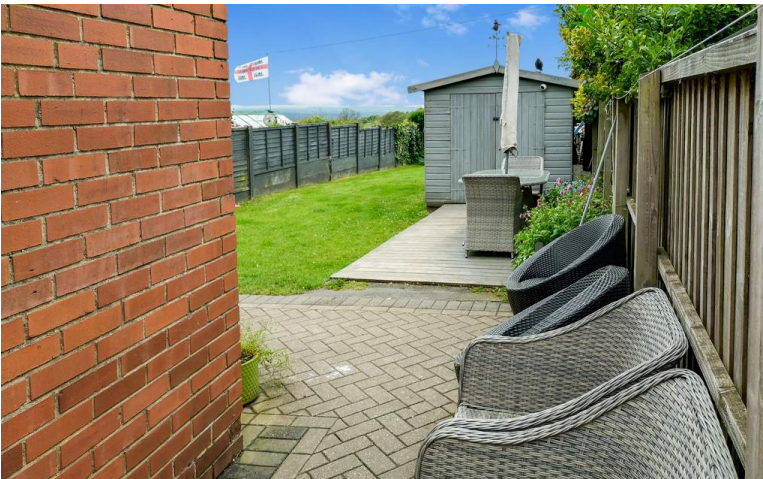
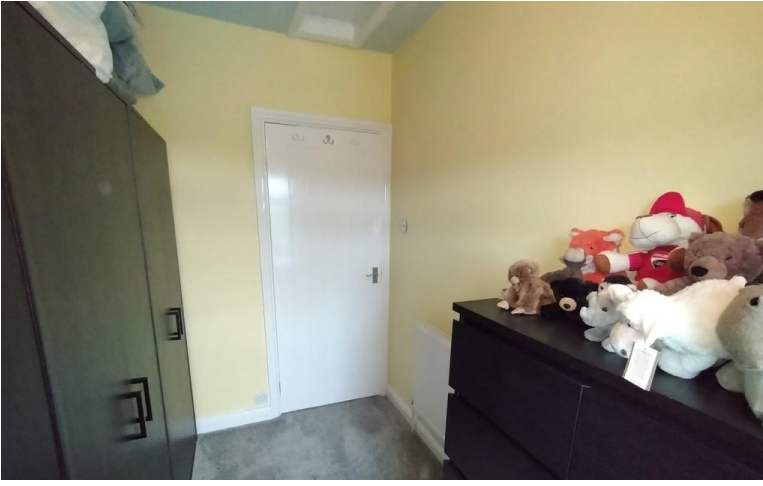
Newcastle Borough Council.

COUNCIL TAX BAND B

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 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