



High Street
Harriseahead, ST7 4JX

- A SEMI DETACHED HOME
- SPACIOUS RESIDENCE
- PORCH, HALL, LOUNGE/DINING ROOM
- KITCHEN, WHITE BATHROOM & SHOWER
- TWO DOUBLE BEDROOMS
- BEDROOM 3/CLOAKS/W.C
- L SHAPED SPACIOUS GARDEN TO REAR
- PARKING TO THE FRONT

£190,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a spacious semi detached house ideal for the growing family, comprising entrance porch, entrance hallway, a spacious through lounge/dining room, a fitted kitchen, a ground floor 4 piece bathroom suite, on the first floor from the galleried landing are two double bedrooms, with fitted wardrobes, a third bedroom, presently fitted with a sink & W.C. Externally a block paved frontage for parking of a vehicle, access to the side to a good sized "L" shaped rear garden laid to lawn, ideal for those with hobbies interests & valuable outside space. UPVC double glazing & gas central combi heating. The property is within Harriseahead a popular semi rural village enroute to Mow Cop and also larger towns. Viewing essential without delay. (draft details subject to approval)





DIRECTIONS

Please follow Sat Nav with postcode ST7 4JX. From Kidsgrove proceed through Newchapel in to Harriseahead. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a UPVC door. Internal door to>

ENTRANCE HALL

Staircase to the first floor.

LOUNGE/DINER

24' 3" x 12' 6" (7.39m x 3.81m)

Bay window to the front elevation, window to the rear. Feature fireplace with inset fire. Understairs store cupboard, radiator.

KITCHEN

10' 10" x 8' 10" (3.3m x 2.69m)

Window to the side elevation. A range of wall and base units, inset sink, worksurface. Built in oven and hob with extractor over. Splash back tiling, tiled floor, radiator.

BATHROOM

10' x 8' 11" (3.05m x 2.72m)

window to the side elevation. Suite comprising: free standing bath with claw feet, enclosed shower cubicle, low level W.C, with wall mounted cistern, wash hand basin. Splash back tiling, tiled floor, towel radiator.

FIRST FLOOR LANDING

Galleried landing, access to the loft. Doors to:

BEDROOM ONE

14' 8" x 11' 10" (4.47m x 3.61m)

Two windows to the front elevation. Ample fitted wardrobes, radiator.

BEDROOM TWO

12' x 8' 2 plus wardrobes" (3.66m x 2.49m)

Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM THREE

10' 9" x 9' (3.28m x 2.74m)

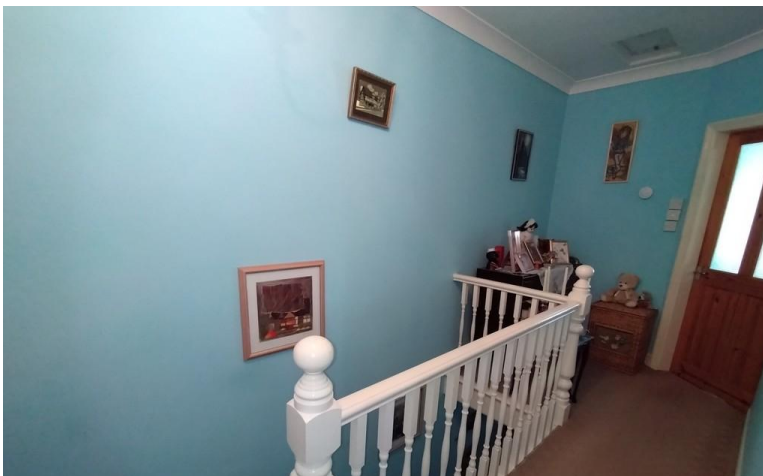
Window to the side elevation. Low level W.C, wash hand basin. Wall mounted gas central heating boiler, radiator.

EXTERNALLY

FRONTAGE

A block paved drive providing off road parking. A pathway to the side of the property leads to:





REAR

A generous size landscaped garden. Laid to lawn with shrub borders.

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 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 .

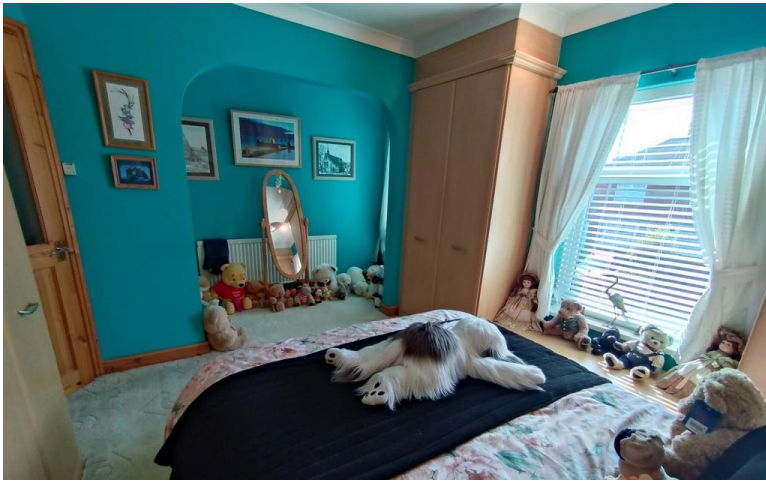
LOCAL AUTHORITY

Newcastle 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 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