



# PRIORY

PROPERTY SERVICES



**2/3 Bedrooms. Traditional Semi Detached Family Home, Extended To The Rear Elevation. Boasting A Long Established Rear Garden With Fantastic Rural Views Over Open Countryside. None Estate Position & With No Chain!**



139 High Street Harriseahead ST7 4JU

£165,000

**ENTRANCE HALL**

Original Minton tiled floor. Panel radiator. Open spindle staircase allowing access to the first floor landing. Door to useful walk-in under stairs store cupboard with shelving and light. Centre ceiling light point. Modern double glazed composite door to the front elevation.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps and fitted mirror above. Wall mounted (Glow-Worm Space Saver) gas central heating boiler. Single glazed leaded window to the rear elevation.

**LOUNGE** *12' 8" into the bay x 11' 8" (3.86m x 3.55m)*

Exposed timber flooring. Original tiled fire surround, matching inset and hearth and currently a gas fire (not tested). Panel radiator. Low level power points. Television point. Wall and ceiling light points. Attractive walk-in bay with timber double glazed window to the front elevation allowing pleasant views.

**EXTENDED DINING KITCHEN** *21' 8" in length x 11' 6" maximum into the recess (6.60m x 3.50m)*

Excellent selection of timber fronted eye and base level units, base units having real wood work surfaces and attractive tiled splash backs. Various power points over the work surfaces. Brick chimney breast with an (Efel) range style solid fuel oven burner. Belfast sink set in attractive polished granite with routed in drainer and chrome coloured fitted mixer tap. Tiled splash backs. Ample space for gas/electric cooker. Plumbing and space for an automatic washing machine. Good selection of drawer and cupboard space. Tiled area to the kitchen and laminate flooring to the dining area within the kitchen. Inset ceiling lights. Part glazed door to the entrance hall. Timber double glazed window to the side. Low level power points to the dining area and further panel radiator. Inset ceiling lights. Timber double glazed, double opening large 'French doors' to the side elevation. Double glazed timber window to the rear allowing fantastic views of the long established rear garden. Recess (ideal for fridge or freezer).

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Doors to principal rooms. Loft access point. Timber double glazed frosted window to the side elevation. Walk-in storage cupboard with built in cylinder and slatted shelves.

**BEDROOM ONE** *11' 8" maximum into the wardrobes x 11' 0" (3.55m x 3.35m)*

Low level power points. Centre ceiling light point. Modern built in wardrobes with double opening doors, side hanging rails and storage shelving. Panel radiator. Timber double glazed window allowing views of the village area and views over towards 'Staffordshire' on the horizon.

**BEDROOM TWO (Leading Onto Potential 3rd Bedroom)**

*13' 0" x 11' 8" (3.96m x 3.55m)*

Panel radiator. Low level power points. Recess's to either side of the chimney (ideal for wardrobes). Centre ceiling light point. Timber double glazed window to the side allowing pleasant views up to Mow Cop Castle on the horizon. Large archway leading into the 3rd bedroom.

**BEDROOM THREE (Off Bedroom 2)** *11' 4" x 7' 6" (3.45m x 2.28m)*

Timber effect laminate floor. Panel radiator. Fitted stand alone bath with mixer tap and shower attachment. Low level power points. Two timber double glazed windows allowing fantastic views over the long established gardens, up towards Mow Cop on the horizon.

**SHOWER ROOM** *6' 2" x 6' 0" (1.88m x 1.83m)*

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Large glazed shower cubicle with wall mounted electric shower. Tiled walls. Panel radiator. Timber double glazed frosted window to the front elevation.

**EXTERNALLY**

The property is approached via an original low level stone wall with stable gate allowing access to a concrete and flagged driveway. Driveway provides off road parking for 2/3 vehicles comfortably. Timber fencing and established flower and shrub borders to the boundaries. Lantern reception light. Double opening doors allowing access to the attached garage.

**ATTACHED GARAGE**

Double opening doors allowing access. Power and light. Door allowing access to the rear garden.

**OUTHOUSE**

With power and light.

**REAR ELEVATION**

Good size flagged patio that surrounds the kitchen extension. Extensive established long lawn garden with well stocked flower and shrub borders. Timber fencing forms the boundaries. Further steps lead down towards the head of the garden with lawn area, raised greenhouse and avery to one side. Corrugated shed. Breathtaking views over open countryside to the rear.

**DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. At the traffic lights turn right onto Newpool Road and proceed to the top. At the 'T' junction turn left onto Towerhill Road. Continue along this road for a couple of miles until you reach the 'T' junction (opposite Thursfield Community Centre). Turn right onto 'Chapel Lane', which in turn becomes 'High Street' and continue along to where the property can be located via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.



**PRIORY**  
PROPERTY SERVICES

Biddulph's Award Winning Team



