



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Absolutely Stunning Extended Semi Detached Family Home (Circa 1890) With Large Detached Garage. Beautiful Private Rear Landscaped Garden & Views. Large Through Lounge Diner. Bespoke Fitted Kitchen.



Chapel Lane Harriseahead ST7 4JW

£198,500

ENTRANCE HALL

Attractive tiled floor. Radiator. Low level power point. Coving to the ceiling with wall light point. uPVC double glazed window to the front. uPVC door to the side. Plantation shutter fitted.

THROUGH LOUNGE DINER 25' 2" x 13' 10" narrowing to 10' 6" to the stairs (7.66m x 4.21m)

Open spindle staircase allowing access to the first floor galleried landing. Multi-fuel burner set in an attractive chimney breast with tiled inset and hearth. Living flame gas fire set in an additional chimney breast with decorative tiled hearth. Both TV and telephone points. Various low level power points. Coving to the ceiling with two ceiling light points. Wall light points. Two uPVC double glazed windows to the side both with plantation shutters. uPVC double glazed bow window to the front with plantation shutters. Two radiators. Door to walk-in under-stairs store cupboard with shelving and light. Provides pedestrian access to the cellar at the front of the property. Light in the cellar.

KITCHEN 13' 8" x 8' 5" (4.16m x 2.56m) maximum and into units.

Bespoke selection of quality timber eye and base level units. Base units having extensive timber work surfaces above. Routed in drainer and fitted Belfast sink with chrome coloured mixer tap above. Various power points. Tile splash-backs across the surfaces. Down lighting. Excellent selection of drawer and cupboard space. Built-in dishwasher. Stoves range style gas/electric oven. Gas hob and electric ovens below. Attractive tile flooring. Ample space for free standing fridge or freezer. Radiator. Inset LED modern lighting to the ceiling. uPVC double glazed windows to both the side and rear elevations.

INNER HALLWAY

Tile floor. Archway leading to small dining area. Door to ground floor cloakroom.

GROUND FLOOR CLOAKROOM

Modern suite comprising of low level w.c. Wash hand basin set in an attractive vanity unit. Chrome coloured mixer tap above. Modern tiled walls and floor. Panel radiator. Inset LED lighting. uPVC double glazed window to the side.

DINING ROOM 9' 8" x 6' 8" (2.94m x 2.03m)

Door to small utility cupboard with plumbing and space for washing machine and space for dryer above. Power and light. L-shaped room. Panel radiator. Tile flooring. Two uPVC double glazed french doors to the rear. LED ceiling lights.

BEDROOM 1 13' 10" x 12' 0" (4.21m x 3.65m)

Exposed timber flooring. Panel radiator. Low level power points. Centre ceiling light point. Two uPVC double glazed windows to the front elevation with fitted plantation shutters.

BEDROOM 2 13' 7" x 12' 0" (4.14m x 3.65m)

L-shaped. Built-in wardrobe with double opening doors. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear allowing pleasant semi-rural views.

BEDROOM 3 9' 8" x 7' 7" (2.94m x 2.31m)

Low level power points. Ceiling light point. uPVC double glazed window to the side elevation with fitted plantation shutters.

BATHROOM 8' 3" x 5' 5" (2.51m x 1.65m)

Modern bathroom suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Cupboard space below. Shower bath with chrome coloured mixer tap. Chrome coloured mixer shower above. Rain head shower. Glazed shower screen. Chrome coloured panel radiator. Inset ceiling lights. uPVC double glazed frosted window to the side elevation.

LANDING

Loft access with retractable pull down ladder. Loft is boarded with power and light. Doors to principal rooms. Stairwell to the ground floor. Panel radiator.

GARAGE 18' 8" x 17' 2" (5.69m x 5.23m) approx.

Garage has both power and light. Electrically operated up and over door to the front. uPVC double glazed window to the rear. Stable door to the side.

EXTERNALLY

The property is approached via a cobble and flagged driveway providing ample off-road parking and easy vehicle access to the garage. Raised flagged patio allowing access to the entrance porch. Lantern reception light. Brick wall forming the front boundary. The rear of the property has an enclosed flagged courtyard providing easy access to the dining room, garage and rear garden. Reception lighting. The rear mature garden is mainly laid to lawn with well stocked flower and shrub borders. Meandering block paved pathway leading to the head of the garden to a generous flagged patio and hard standing for summer house and timber shed. Timber fencing and brick walling forming the boundaries.

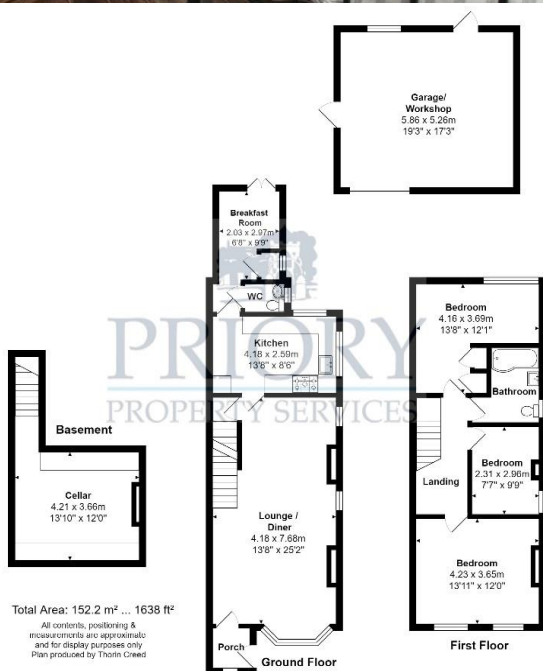


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

90, Chapel Lane, Harriseahead, STOKL ON (HLN1), S17 4JW
 Dwelling type: Semi detached house Reference number: 8310 7721 2120 5209 5252
 Date of assessment: 11 September 2020 Type of assessment: RESA*, existing dwelling
 Date of certificate: 12 September 2020 Total floor area: 151 m²

Use this document to:
 * Compare the current ratings of properties to see which property has the most energy efficient
 * Find out how you can save money on energy bills by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,000
Over 3 years you could save	£ 804

These figures show how much the average household would spend on its property for heating, lighting and hot water and is not based on energy used by individual households. It is an estimate of energy use for running appliances like TVs, computers and cookers, and electricity generated by photovoltaic or solar panels.



Top actions you can take to save money and make your home more efficient:

Recommended measure	Indicative cost	Typical savings over 3 years
1. Energy efficient windows	£200 - £1,000	£ 185
2. Insulation on external walls (cavity)	£4,000 - £14,000	£ 450
3. Floor insulation (suspended floor)	£600 - £1,200	£ 120

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.prioryproperty.com or call 0114 2020000. The Green Deal may enable you to make your home warmer and cheaper to run.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.