

**FOR SALE BY PRIVATE TREATY**

**A SEMI-DETACHED HOUSE  
WITH A GOOD OUTLOOK  
REQUIRING UPGRADING**

**ASHES FARM COTTAGES  
101 HIGH STREET, HARRISEAHEAD,  
STOKE ON TRENT, ST7 4JU**



**OFFERS AROUND £140,000**

**The property has been let for a number of years and would now benefit from refurbishment and upgrading. The property has some character and is well positioned.**

# 101 HIGH STREET, HARRISEAHEAD

## DESCRIPTION

**Kitchen:-** 4.72m. x 1.63m. Galley style tiled kitchen fitted with base and wall cupboards, with composite work surfaces incorporating a stainless steel sink unit with drainer, Indesit Electric Hob with extractor hood.



**Dining Room:-** 4m. x 3.28m.

**Lounge:-** 4.98m. x 4.33m. (plus 1.87m. x 0.68m.)  
Having exposed beams, electric fire and laminate flooring  
Door leading to the rear garden.

Understairs **Storage Cupboard:-** 0.86m. x 1.16m.



Situated in the flat roof extension are:-

**WC** (1.77m. x 0.87m.);

**Storage Cupboard:-** 1.77m. x 0.99m.;

**Second Storage Cupboard:-** 2.13m. x 1.62m.;

**Boiler Room:-** 0.8m. x 1.85m. containing gas fired central heating boiler.

Carpeted Stairs lead to **First Floor Landing** and



**Bedroom 1:-** 3.13m. x 3.17m.

**Bedroom 2:-** 1.98m. x 2.31m. (plus 0.95 x 1.49m.) (N.B. Whilst this room has been used as a bedroom it requires a window to the outside to create a fully habitable room.

**Bedroom 3:-** 4.1m. x 3.51m. (plus 1.35m. x 0.61m.)  
with **Hatch to Loft**.



**Bathroom:-** 1.94m. x 1.57m. with bath and wash hand basin.

Separate **WC:-** 1.5m. x 0.7m.

### **SERVICES**

101 High Street, Harseahead has a full system of central heating powered by gas fired boilers.

We understand the properties are connected to mains, gas, electricity, water and drainage.

### **TENURE AND POSSESSION.**

The property is owned freehold and is offered for sale with the benefit of vacant possession.

### **LOCAL AUTHORITY**

Newcastle-under-Lyme Borough Council, Castle House, Barracks Road, Newcastle, Staffordshire ST5 1BL.

**COUNCIL TAX BAND –**

101 High Street, Harriseahead has a Council Tax Band of B.

**EPCs for 101 High Street, Harriseahead.**

101, High Street Harriseahead STOKE-ON-TRENT ST7 4JU		Energy rating <b>E</b>
Valid until <b>21 February 2023</b>	Certificate number <b>8757-7322-0420-4529-5926</b>	

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	106 square metres

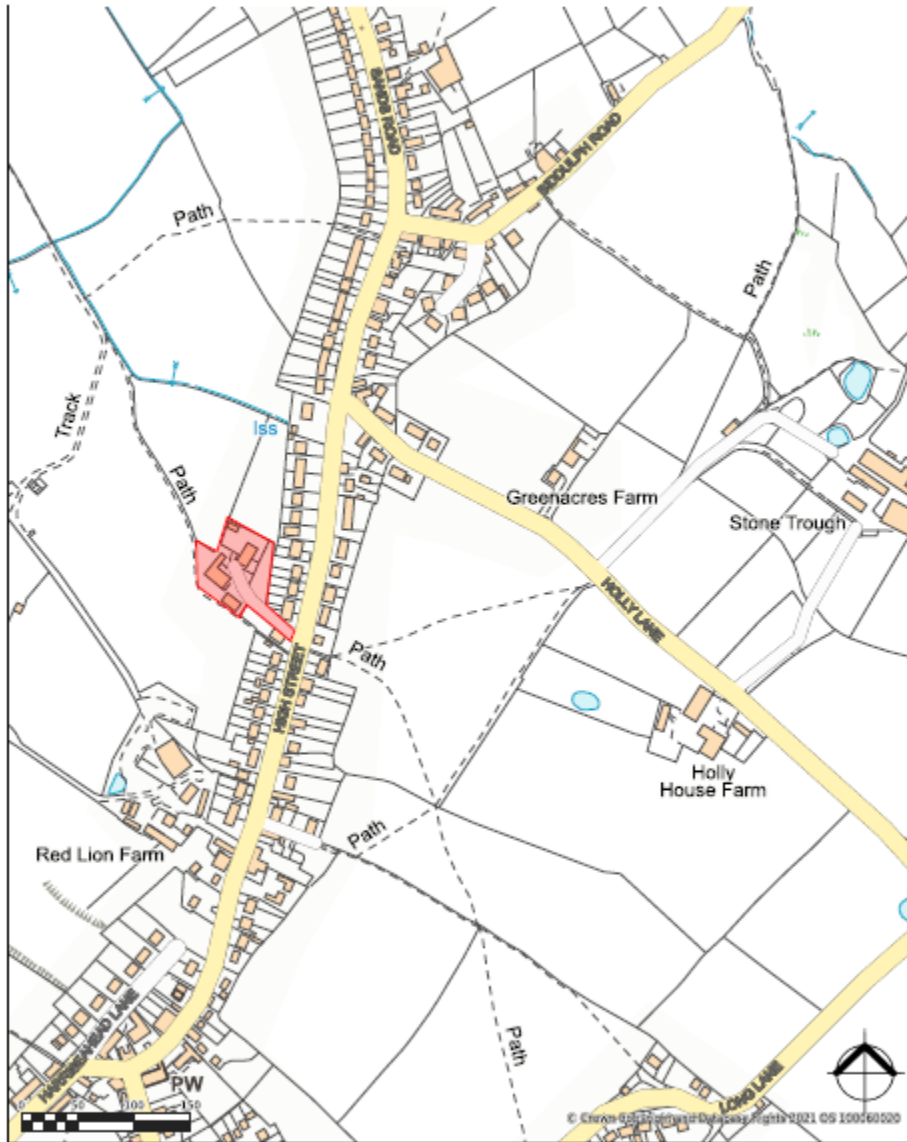
**VIEWING**

Strictly by appointment through the agent.

***PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS***

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

101 High Street, Harriseahead, Stoke-on-Trent, ST7 4JU



created on **edozo**

Plotted Scale - 1:5,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract