



FOLLOW  **LLS**

157 High Street, Silverdale - ST5 6LJ
£210,000

A family sized semi detached property having been extended over the last 20 years to include a pitched roof rear extension creating a large open plan dining kitchen and sitting room in addition to a separate front living room. There is also a side extension to the first floor to create three large double bedrooms and a spacious family bathroom.

Accommodation provides:

Entrance hall with staircase and understairs store. Splayed bay front living room with ornate open fireplace having tiled inset and timber surround. The original rear sitting room is now open plan to an extended dining kitchen which is fitted with a range of base units with 1 ½ enamel sink and fitted electric oven, hob and extractor with additional white goods included. There are dual windows facing to the rear with further skylight windows within the pitched roof void and a side access door. Off the kitchen is a utility area leading to a cloakroom/W.C.

First floor landing has loft access, which leads to three large double bedrooms and now includes a spacious 'L' shaped third bedroom having wash facilities and potential for a full ensuite (subject to building regs). An equally spacious four-piece family bathroom services the current bedrooms, fitted with a freestanding claw foot bath, large separate walk-in shower cubicle with electric shower, wash hand basin and W.C.





Externally there is a blocked paved frontage providing parking for several vehicles and an alleyway underneath the first floor extension leading to the rear garden with patio, lawn and shrubs.

The property is offered for sale with no further upward chain.

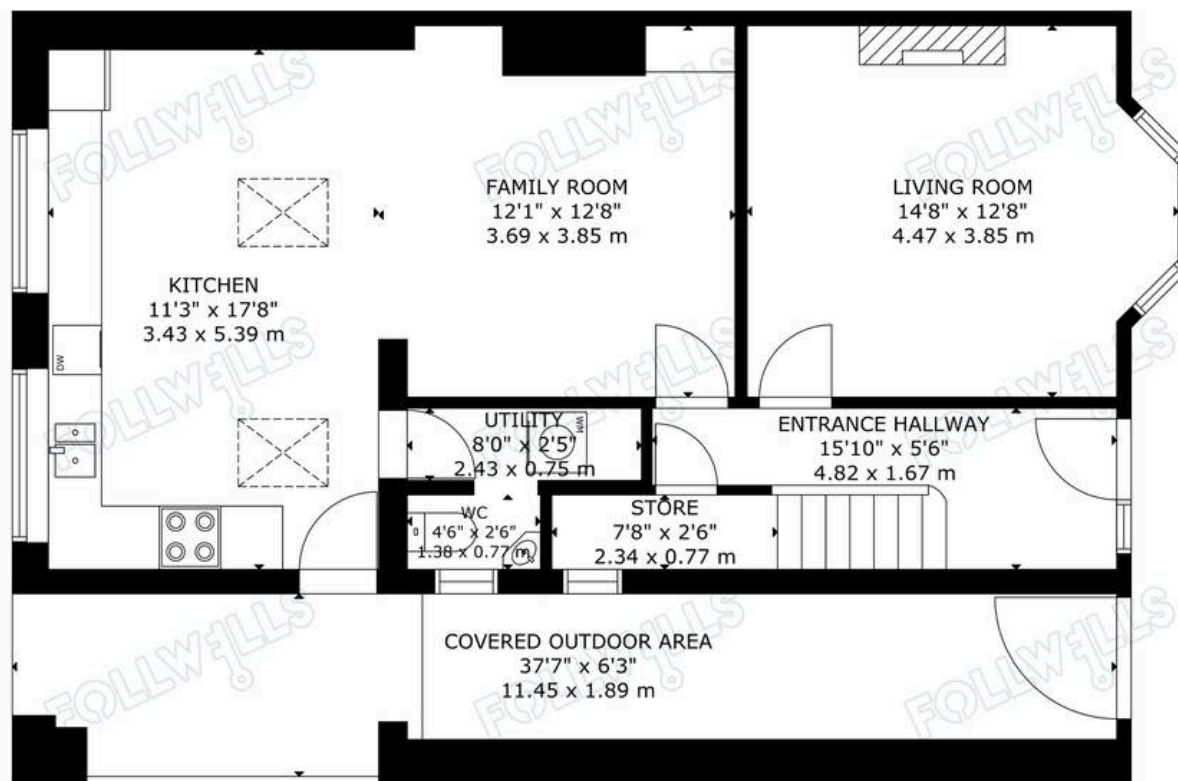
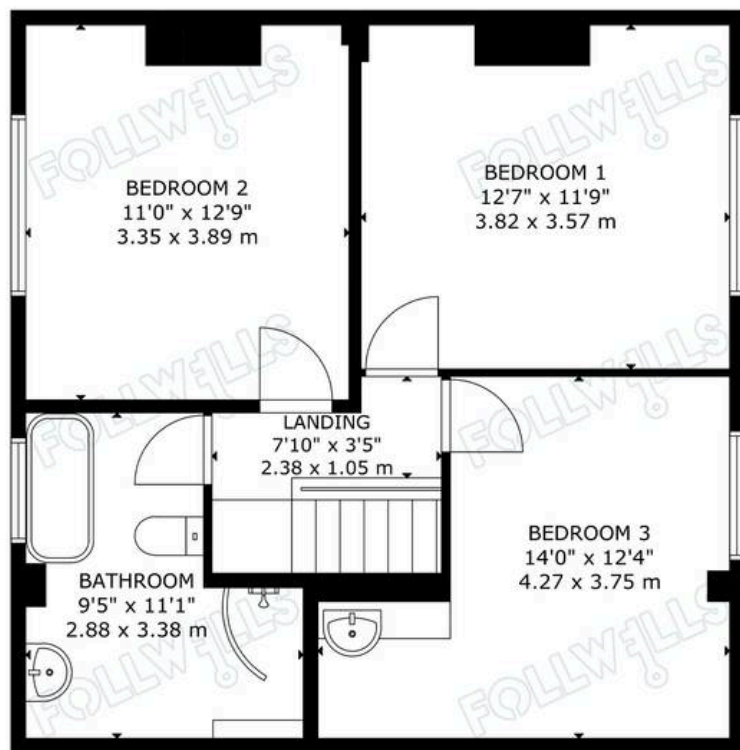
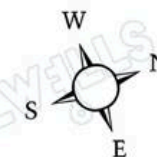
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





GROSS INTERNAL AREA
TOTAL: 117 m²/1,263 sq.ft

GROUND FLOOR: 63 m²/682 sq.ft, FIRST FLOOR: 54 m²/581 sq.ft

EXCLUDED AREA: COVERED OUTDOOR AREA: 18 m²/197 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY