



16 Treacle Row

ST5 6SE

O.I.R.O £249,950



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STEPHENSON BROWNE

Beautifully presented modern semi-detached town house, tucked away in a quiet cul-de-sac on the outskirts of Silverdale.

Opening with a wide entrance hallway that provides access to the principal rooms, with a study/potential fourth bedroom to the front aspect, downstairs WC and a large open plan breakfast dining kitchen at the rear aspect, brimmed with natural light from the conservatory style rear aspect window feature and French doors. Large under-stairs store cupboard.

To the first floor, there is large lounge diner to the front aspect with quaint green views to the front elevation. Spacious double bedroom to the rear aspect and modern three piece family bathroom.

At the second floor, the principal bedroom occupies the front most aspect, with a useful set of fitted wardrobes and a modern fitted three piece shower room with rainfall shower head and separate shower attachment. Single bedroom with skylight window to the rear, in addition to a separate storage cupboard that also houses the boiler system.

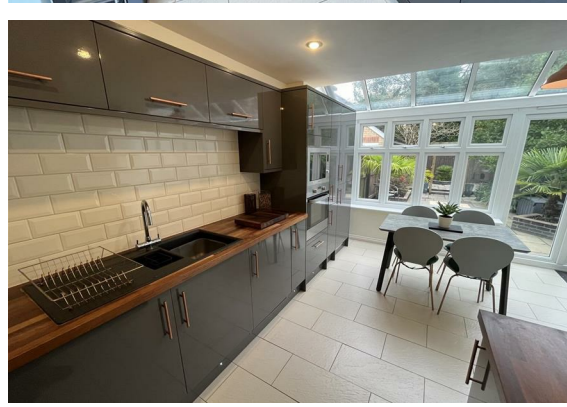
To the exterior, the home benefits from a long driveway to the side aspect, suitable for parking several vehicles off road, further leading up to a detached single garage with up and over door. Fully enclosed, with gated side access, laid mostly to Indian stone patio paving with a collection of raised areas for plants and shrubbery.

Brilliant location for families, close to countryside walks and Silverdale park.

Council Borough: Newcastle-Under-Lyme

Council Tax Band: C

Tenure: Freehold



Entrance Hallway

13'6" x 6'9"

Study

9'9" x 7'10"

Downstairs WC

4'7" x 2'10"

Breakfast Dining Kitchen

14'11" x 14'6"

First Floor Landing

9'6" x 5'9"

Living Room Diner

14'10" max x 14'10" max

Bedroom Two

9'3" x 8'3"

Family Bathroom

6'6" x 5'1"

Second Floor Landing

8'2" x 5'8"

Bedroom One

14'3" x 7'11"

Bedroom One En-Suite

6'1" x 5'5"

Bedroom Three

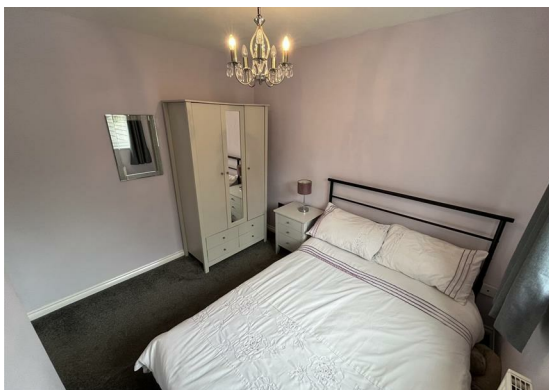
8'9" x 8'6"

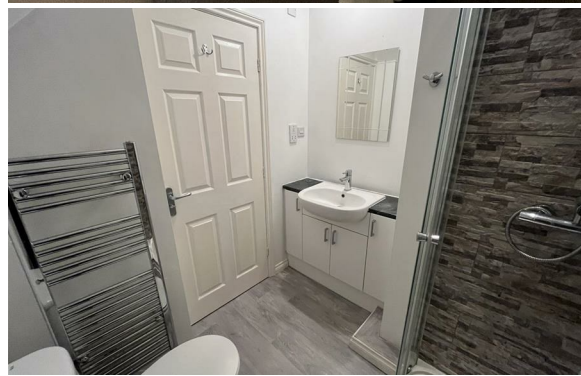
Store Cupboard

5'8" x 4'1"



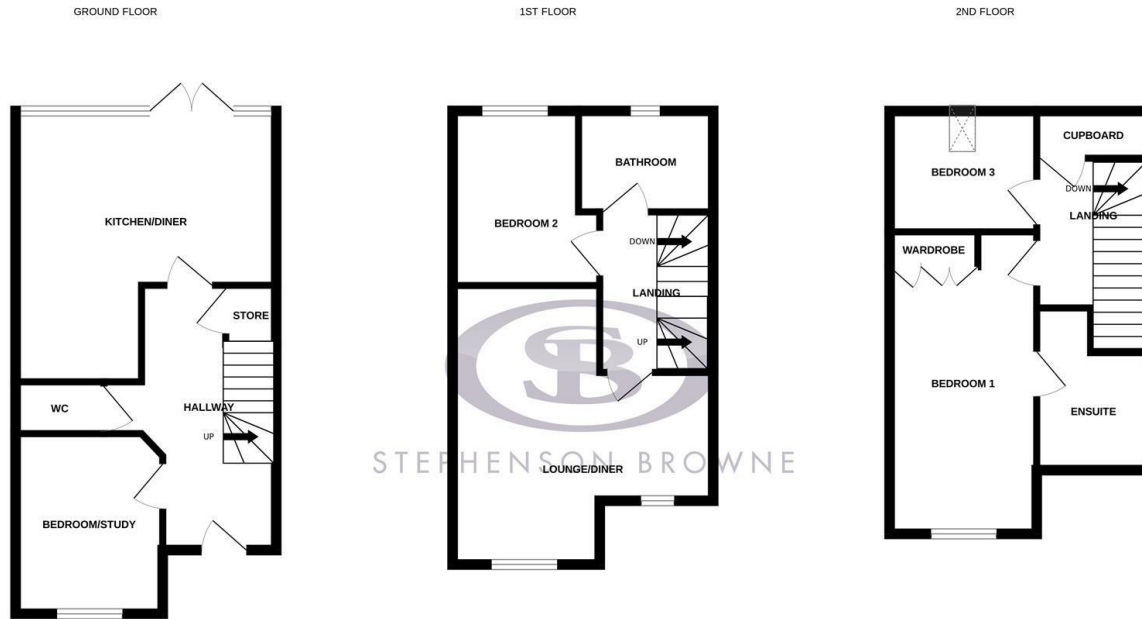
- Semi-Detached Town House
- Open Plan High Specification Breakfast Kitchen
- Downstairs WC
- Generous Living Room Diner
- Three Piece Family Bathroom
- Three Well Sized Bedrooms
- En-Suite Shower Room and Fitted Wardrobes to Principal Bedroom
- Low Maintenance Private Enclosed Rear Garden
- Driveway Parking and Detached Single Garage
- Quiet Cul-De-Sac Location





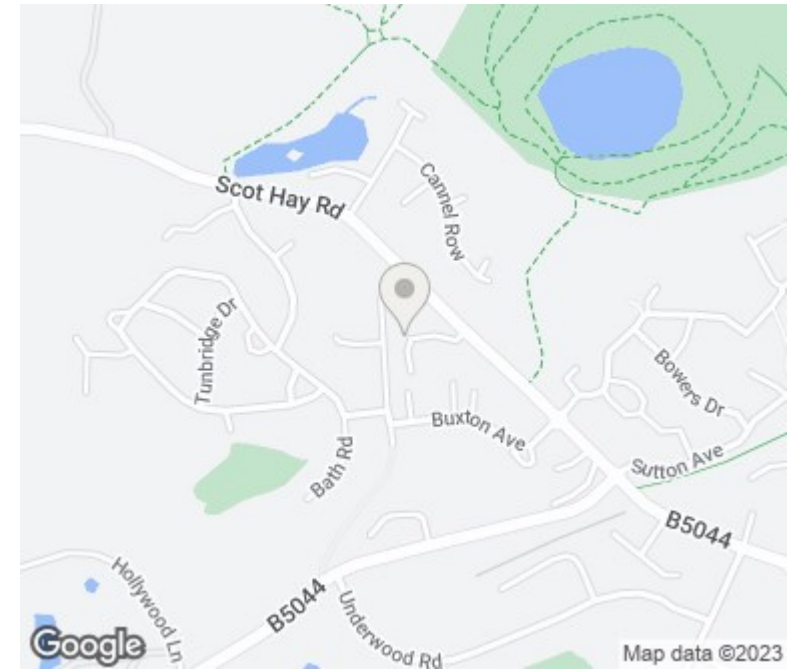
Floor Plan

Area Map



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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