

20 Silverdale Road, Wolstanton
Newcastle-under-Lyme, ST5 8BH



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Asking Price: £155,000



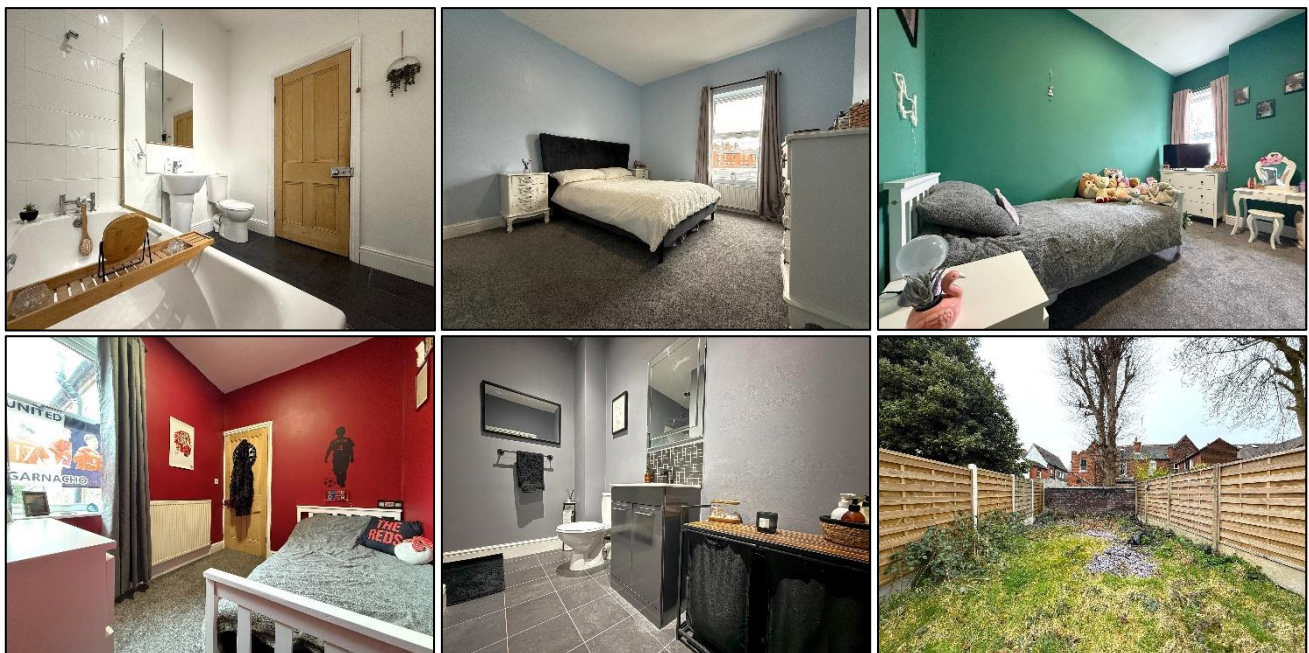


We are delighted to offer to market this beautifully presented three-bedroom mid terraced home guaranteed to catch the eye of first-time buyers. Situated within ever popular Wolstanton village close to all amenities, local schools and conveniently positioned for nearby Newcastle-under-Lyme town centre providing great commuter/ bus links throughout the city this property must be viewed to be fully appreciated.

Boasting a superior finish throughout and offering contemporary living space whilst retaining attractive original features the ground floor provides two generously proportioned reception rooms, access to cellar, a contemporary fitted kitchen with integrated electric oven & hob and modern family bathroom. The first floor offers three good sized bedrooms and a well thought out shower room. The property benefits from gas central heating and uPVC double glazing throughout.

Exterior: steps leading to a paved forecourt to the front of the property and a paved courtyard with gate providing access to off road parking and garden area to the rear.

Tenure: Freehold



Accommodation Briefly Comprising of:

Front Reception: 12'2" x 11'8" max (3.70m x 3.55m) uPVC exterior door & double-glazed window to front elevation, cupboard housing gas meter, cast iron fire surround, internal door leading to rear reception room, radiator.

Rear Reception: 12'2" x 11'11" max (3.70m x 3.62m) uPVC double-glazed window to rear elevation, internal doors leading to cellar, staircase and kitchen, radiator.

Cellar: 11'4" x 6'6" max (3.46m x 1.98m) electric fuseboard, electric meter.

Kitchen: 12'9" x 7'3" max (3.88m x 2.20m) uPVC exterior door & double-glazed window to side elevation, a range of matching wall & base units, composite sink & chrome mixer tap, plumbing point, cupboard housing Ideal combi boiler, brushed chrome chimney style extractor over, integrated induction hob, fitted single electric oven, radiator.

Bathroom: 7'3" x 6'10" max (2.21m x 2.09m) uPVC double-glazed window to rear elevation, white suite comprising of pedestal sink & chrome mixer tap, low level flush toilet, bath with chrome mixer tap and glass shower screen, radiator.

First Floor Landing: internal doors leading to bedrooms and shower room, loft access.

Bedroom One: 12'2" x 11'7" max (3.70m x 3.53m) uPVC double-glazed window to front elevation, radiator.

Bedroom Two: 11'6" x 7'1" max (3.51m x 2.17m) uPVC double-glazed window to rear elevation, radiator.

Bedroom Three: 9'1" x 7'14" max (2.78m x 2.23m) uPVC double-glazed window to rear elevation, radiator.

Shower Room: 9'1" x 4'3" max (2.78m x 1.29m) shower cubicle with chrome fittings, white low level flush, white basin with black mixer tap inset high gloss vanity unit, toilet, radiator.

Council Tax Band A

Note: Services, appliances and heating system have not been tested by the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

