

## 2 Ellams Place, Silverdale, Newcastle, Staffs, ST5 6EF



**Freehold Offers in excess of £145,000**

**\*\* NO VENDOR UPWARD CHAIN & DOUBLE STOREY EXTENDED ! \*\*** Bob Gutteridge Estate Agents are pleased to offer to the market this double storey extended semi detached home situated in this popular and convenient Silverdale location which provides good road links to both Newcastle Town Centre and Keele University. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, lounge, dining room, fitted kitchen/breakfast room, utility room, downstairs WC and to the first floor are three bedrooms along with shower room and study. Externally the property offers gardens to front and rear. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

### **ENTRANCE LOBBY**

With Upvc double glazed frosted front access door with inset Georgian pattern, pendant light fitting, double panelled radiator, dado rail, ceramic tiled flooring, two power points, stairs to first floor landing and door leads off to;



### **LOUNGE 3.61m x 3.33m (11'10" x 10'11")**

With Upvc double glazed window to front, coving to ceiling, decorative ceiling rose, three lamp light fitting, two double brass and glass wall light fittings, dado rail, double panelled radiator, power points, BT telephone point (Subject to usual transfer regulations), Hive thermostat and door to;



### **UNDER STAIRS STORE**

With Upvc double glazed window to side, pendant light fitting, ample shelving space and a Worcester combination boiler providing the domestic hot water and central heating systems.

### **DINING ROOM 3.02m x 2.87m (9'11" x 9'5" )**

With Upvc double glazed window to rear, coving to ceiling, decorative ceiling rose, three lamp light fitting, double panelled radiator, power points, built in electricity consumer unit cupboard and bi-fold door leads off to;



### **EXTENDED FITTED KITCHEN / BREAKFAST ROOM 3.18m x 2.95m (10'5" x 9'8")**

With Upvc double glazed window to rear, Upvc side access door, pendant light fitting, heat detector, panelled radiator, extractor fan, a range of base and wall mounted wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for freestanding gas cooker, ceramic splashback tiling, ceramic tiled flooring, space for under counter fridge plus freezer, built in electricity meter cupboard, power points and access to;



### **UTILITY ROOM 1.73m x 1.32m (5'8" x 4'4")**

With Upvc double glazed window to side, wall mounted storage cupboard, round edge work surface, ceramic splashback tiling, ceramic floor tiling, mains stop water tap, plumbing for automatic washing machine, space for condenser dryer, power points and door provides access of to;



### **DOWNSTAIRS WC 1.32m x 1.14m (4'4" x 3'9")**

With Upvc double glazed frosted window to side, coving to ceiling, pendant light fitting, extractor fan, ceramic half wall tiling in high glazed white wall ceramics, ceramic tiled flooring, a white suite comprising of low level WC, pedestal sink unit with mixer tap above plus wall mounted storage cupboard.



## FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space, picture rail, pendant light fitting and doors to rooms including;

## BEDROOM ONE (FRONT) 3.35m x 3.63m (10'11" x 11'10")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, picture rail, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space. Door to;



## BUILT IN STORE

With Upvc double glazed window to front and ample domestic hanging space and storage space.

## BEDROOM TWO (MIDDLE) 3.02m x 2.06m (9'11" x 6'9")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, picture rail, TV aerial connection lead and power points.



## BEDROOM THREE (REAR) 2.97m x 1.70m (9'9" x 5'7")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, access to loft space, TV aerial lead and power points.



### STUDY 2.03m x 1.30m (6'8" x 4'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



### SHOWER ROOM 2.13m x 1.37m (7'0" x 4'6")

With enclosed light fitting, aqua boarding to walls, vinyl cushion flooring, a white built in suite comprising of dual flush WC, vanity sink unit with taps above, double shower enclosure with direct flow shower with hair attachment, modern chrome towel radiator and extractor fan.



### EXTERNALLY



### FORE GARDEN

With a retaining wall to frontage, mature hedge to border and steps lead to the front of the property, lawn section, paved pathways, external light fitting and access alongside the property to;



## REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, paved area provides ample patio and sitting space, lawn section and a garden timber shed providing ample external storage space.



## COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

