

16 Treacle Row, Silverdale, Newcastle, Staffs, ST5 6SE



Freehold Offers in excess of £235,000

Bob Gutteridge Estate Agents are delighted to bring to the market this modern three storey semi detached home situated in this ever popular Silverdale location which provides ease of access to local shops, schools and amenities. As you would expect this property offers all the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, study, modern fitted kitchen/dining room with integrated appliances, to the first floor is an "L" shaped lounge/sitting room along with bedroom three and a master bathroom, to the second floor are two further bedrooms which can be located along with an en-suite shower room off the master bedroom. Externally the property is set on a generous plot which provides ample off road parking for several vehicles along with access to a brick garage. We are also pleased to confirm this home is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern and stained glass, coving to ceiling, battery/mains smoke alarm, three pendant light fittings, Amtico flooring, panelled radiator, stairs to first floor landing, power points, store to under stairs store and doors lead off to rooms including;



DOWNSTAIRS WC 1.52m 0.97m (5'0" 3'2")

With pendant light fitting, extractor fan, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, ceramic splashback tiling, panelled radiator and vinyl cushion flooring.



STUDY 3.07m x 2.51m (10'1" x 8'3")

With Upvc double glazed window to front with inset Georgian pattern to skylight, coving to ceiling, three lamp light fitting, panelled radiator, beech wood effect flooring, TV aerial connection point and power points.



"L" SHAPED FITTED KITCHEN/DINING ROOM 4.85m reducing to 3.12m x 4.62m reducing to 2.31m (15'11" reducing to 10'3" x 15'2" reducing to 7'7")

With Upvc double glazed patio doors to rear, Upvc double glazed windows to rear, pendant light fitting, five spotlight fittings, a range of base and wall mounted modern high gloss grey storage cupboards providing ample domestic cupboard and drawer space, wood block work surface with built in resin bowl and a half sink unit with chrome mixer tap above, built in Zanussi oven with built in Hotpoint microwave above, integrated fridge/freezer, integrated automatic washing machine and integrated tumble dryer, built in four ring Lamona gas hob unit with extractor hood above, ceramic splashback tiling, ceramic tiled flooring, spurs for appliances and inset wine chiller.



FIRST FLOOR LANDING

With pendant light fitting, panelled radiator, smoke alarm and doors to rooms including;



"L" SHAPED LOUNGE 4.65m reducing to 2.64m x 4.65m reducing to 2.18m (15'3" reducing to 8'8" x 15'3" reducing to 7'2")

With two Upvc double glazed windows to front with inset Georgian pattern and skylights, coving to ceiling, two pendant light fittings, two panelled radiators, BT connection point (subject to usual transfer regulations), TV aerial socket, feature fireplace with log effect electric fire and power points.



BEDROOM THREE 2.92m x 2.44m plus door recess (9'7" x 8'0" plus door recess)

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



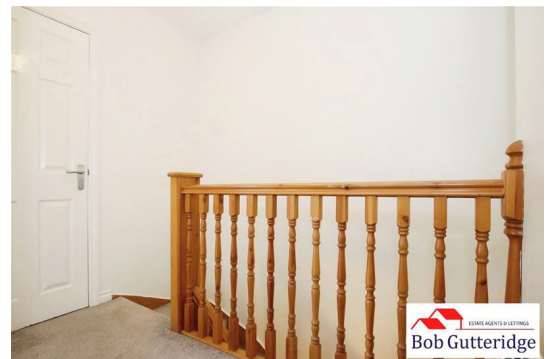
FIRST FLOOR FAMILY BATHROOM 2.11m x 1.68m (6'11" x 5'6")

With Upvc double glazed frosted window to rear, pendant light fitting, extractor fan, a white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment, ceramic splashback tiling, ceramic floor tiling, electric shaver socket and double panelled radiator.



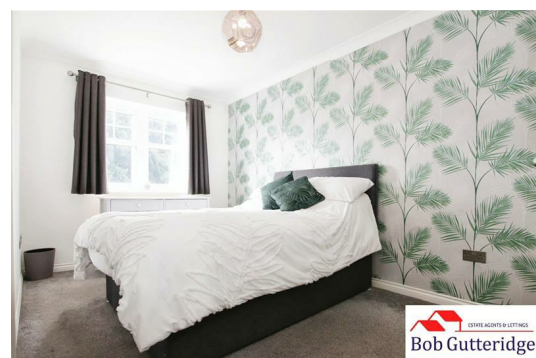
SECOND FLOOR LANDING

With pendant light fitting, battery/mains smoke alarm, access to loft space, two power points, panelled radiator and door to built in storage cupboard housing a Ideal Icos boiler providing domestic hot water and central heating systems along with copper water cylinder.



BEDROOM ONE (FRONT) 4.45m x 2.51m (14'7" x 8'3")

With Upvc double glazed window to front with inset Georgian pattern to skylight, coving to ceiling, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space etc. Door leads off to;



EN-SUITE SHOWER ROOM 1.78m x 1.98m reducing to 1.45m (5'10" x 6'6" reducing to 4'9")

With two spotlight fitting, extractor fan, a white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with plasticised base and thermostatic direct flow shower, ceramic splashback tiling, vinyl cushion flooring and modern chrome towel radiator.



BEDROOM TWO (REAR) 2.67m x 2.59m (8'9" x 8'6")

With double glazed Velux window to rear, pendant light fitting, panelled radiator, beechwood effect flooring and power points.



EXTERNALLY

FORE GARDEN

With plum slate chipping providing ease of maintenance to the front of the property with mature shrubs, paved pathways and a brick paved driveway provides access alongside the property providing ample off road parking for several vehicles, external cold water supply and timber gate provides access to;



ENCLOSED LANDSCAPED REAR GARDEN

Bounded by concrete post and timber fencing with expansive Indian stone paved area providing ample domestic patio and sitting space along with ease of maintenance, raised shrubs and access to a brick garage with metal up and over door and ample domestic external storage space.



COUNCIL TAX

Band 'C' 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.

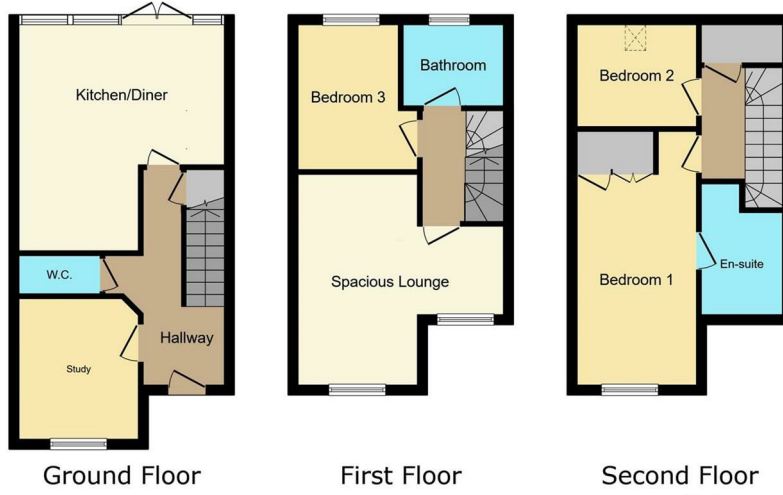
SERVICES

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.

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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		
69-80	C		79 C
55-68	D	65 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

