

74 Ashbourne Drive, Silverdale, Newcastle, Staffs, ST5 6RL



Freehold Offers in excess of £164,950

Bob Gutteridge Estate Agents are pleased to bring to the market this semi detached home situated in this convenient Silverdale location which provides ease of access to the village where local shops, schools and amenities can be located. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of full width lounge, separate dining area, fitted kitchen and to the first floor are three bedrooms along with a first floor shower room and separate WC. Externally the property is set on a pleasant sized plot with both gardens to the front and rear along with off road parking and a detached brick garage. We can also confirm this home is being sold with the advantage of No Vendor Chain!

STORM PORCH

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, panelled radiator, coat hooks and doors leads off to;

LOUNGE 4.72m x 4.62m (15'6" x 15'2")

With Upvc double glazed bow window to front with inset lead pattern and stained glass, two pendant light fittings, two wall light fittings, feature brick fireplace with living flame coal effect gas fire, TV aerial connection point, double panelled radiator, BT telephone point (subject to usual transfer regulations) stairs to first floor landing with built in bespoke storage providing ample domestic shelving and storage space, power points and archway provides access off to;



DINING ROOM 2.77m x 2.57m (9'1" x 8'5")

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, smoke alarm, panelled radiator, power points and access off to;



FITTED KITCHEN 2.69m x 2.11m (8'9" x 6'11")

With Upvc double glazed window to side with inset lead pattern, pendant light fitting, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half plasticised sink unit with mixer tap above, plumbing for automatic washing machine, space for freestanding electric cooker, a gas cooker point, ceramic wall tiling and ceramic tiled flooring, door to built in boiler cupboard housing a Baxi 800 boiler providing domestic hot water and central heating systems and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side with inset lead pattern, pendant light fitting, access to loft space, power point, door to built in airing cupboard housing a copper water cylinder and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.94m x 2.84m (12'11" x 9'4")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, power points, built in wardrobes providing ample domestic hanging and storage space etc.



BEDROOM TWO 3.51m x 2.29m plus door recess (11'6" x 7'6" plus door recess)

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, panelled radiator, power points, recessed area providing ample domestic hanging and storage space.



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FIRST FLOOR SHOWER ROOM 1.65m x 1.45m (5'5" x 4'9")

With Upvc double glazed frosted window to rear with inset lead pattern, fully tiled with modern wall ceramics, a white suite comprising of vanity sink unit with mixer tap above, walk in double shower enclosure with electric shower, extractor fan, panelled radiator, wood effect flooring.



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SEPARATE WC 1.50m x 0.81m (4'11" x 2'8")

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, a low level WC, panelled radiator and vinyl cushion flooring.



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BEDROOM THREE 2.18m x 1.80m (7'2" x 5'11")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator and power points.

EXTERNALLY



FORE GARDEN

Bounded by garden brick walls along with mature shrubs to borders, artificial grassed area providing ease of maintenance with shrubs and plants to borders, a paved driveway runs alongside the property providing off road parking along with access off to;



ENCLOSED REAR GARDEN

Bounded by garden block walls with artificial grassed area providing ease of maintenance along with ample external patio and sitting space, access to a detached brick garage with up and over door, power supply connected providing ample domestic external storage space etc.



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.

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Ground Floor



First Floor

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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 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

