

77 High Street, Silverdale, Newcastle, Staffs, ST5 6LY



Freehold £135,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented semi detached home situated in this convenient Silverdale location which provides ease of access to the local shops, schools, doctors and amenities as well as offering good road links into Newcastle. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, dining room, modern fitted kitchen and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers off road parking to the side along with an enclosed rear garden. Viewing Of This Beautifully Presented Home Is A Must !

SPACIOUS LOUNGE 5.49m x 3.61m (18'0" x 11'10")

With Upvc double glazed windows to front and side aspects, composite double glazed frosted side access door with inset lead pattern, three enclosed light fittings, two double panelled radiators, vinyl cushion flooring, battery and mains smoke alarm, built in electricity meter cupboard with consumer unit plus meter, power points, wall mounted electric focal fire and access leads off to;



DINING ROOM 3.28m x 2.59m (10'9" x 8'6")

With Upvc double glazed window to side, artex to ceiling, double panelled radiator, vinyl cushion flooring, power points, door to understairs storage cupboard providing ample domestic storage space, battery and mains smoke alarm, stairs to first floor landing, Worcester digital thermostat and door leads off to;



FITTED KITCHEN 3.30m x 1.96m (10'10" x 6'5")

With Upvc double glazed windows to side and rear aspect, Upvc double glazed patio door to rear, four LED spotlight fittings, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in Lamona plasticised sink unit with mixer tap above, built in Lamona four ring brushed stainless steel hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, integrated fridge, integrated automatic washing machine, spurs for appliances, power points and vinyl cushion flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to side, battery and mains smoke alarm, two pendant light fittings and doors to rooms including;

BEDROOM ONE (FRONT) 3.61m x 3.28m (11'10" x 10'9")

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



BEDROOM TWO 3.33m x 2.54m (10'11" x 8'4")

With Upvc double glazed windows to side and rear aspect, pendant light fitting, double panelled radiator, power points and access to built in boiler cupboard with Worcester combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR BATHROOM 2.16m x 2.13m (7'1" x 7'0")

With globe light fitting, a white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap with shower attachment, high gloss white ceramic wall tiles, single panelled radiator and vinyl cushion flooring.



EXTERNALLY



SIDE ACCESS

With double wrought iron gates providing access to to the front of the property, concrete post and timber fencing to border, gravelled driveway leads alongside the property providing access off to;



REAR GARDEN

Bounded by garden brick walls, flagged area providing ample patio and sitting space plus gravelled areas providing ease of maintenance, raised beds and garden shed.



COUNCIL TAX

Band 'A' 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

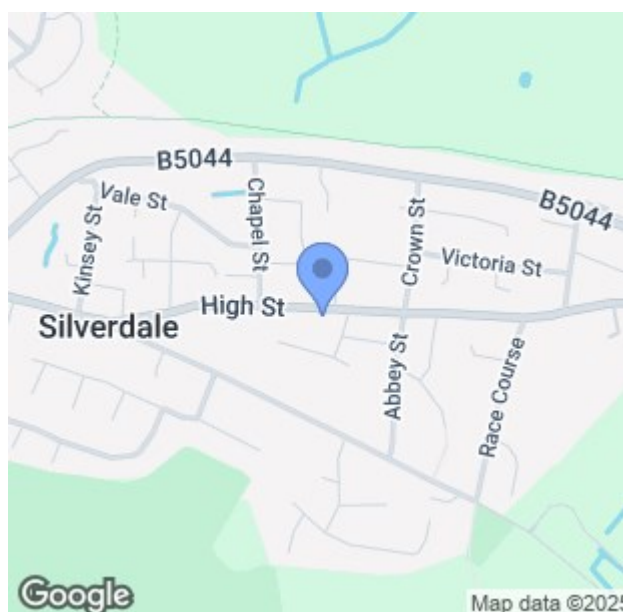
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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

