

378 Silverdale Road, Silverdale, Newcastle, Staffs, ST5 6EG

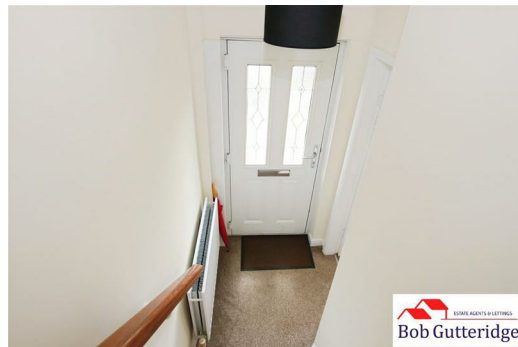


Freehold Offers in excess of £135,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date elevated semi detached home situated in this convenient Silverdale location which provides ease of access to the village where shops, schools and amenities can be located as well as offering good road links to both Newcastle town centre and Keele university. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, spacious lounge, extended modern fitted kitchen / dining room, utility cupboard and to the first floor are two bedrooms along with a first floor shower room. Externally the property offers gardens to both front and rear aspects. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, artex to ceiling, pendant light fitting, double panelled radiator, stairs to first floor landing and door leads off to;



LOUNGE 4.75m x 3.33m + recess (15'7" x 10'11" + recess)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, recess under staircase providing valuable storage space, BT telephone point (Subject to usual transfer regulations), power points and multi-glazed door leads off to;



**EXTENDED FITTED KITCHEN / DINING ROOM 3.94m x 4.06m
reducing to 2.84m (12'11" x 13'4" reducing to 9'4")**

With Upvc double glazed window to rear, Upvc double glazed frosted window to side, twelve spotlight fittings, pendant light fitting, smoke alarm, a range of base mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood, stainless steel splashback, space for fridge/freezer, double panelled radiator, modern wood effect flooring, power points and access leads off to;



UTILITY CUPBOARD 1.32m x 0.86m (4'4" x 2'10")

With glass blocks to side, two lamp light fitting, wall mounted high gloss storage cupboard providing ample domestic storage space, plumbing for automatic washing machine and modern wood effect flooring.

REAR LOBBY AREA

With Upvc double glazed frosted side access door, pendant light fitting, ceramic half wall tiling, modern wood effect flooring and a Glow Worm gas combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

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



BEDROOM ONE (FRONT) 3.63m 4.37m reducing to 3.35m (11'11" 14'4" reducing to 11'0")

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



BEDROOM TWO (REAR) 3.02m x 2.29m (9'11" x 7'6")

With Upvc double glazed window to rear, three spotlight fittings, panelled radiator, power points and a built in wardrobe providing ample domestic hanging space and storage space.



FIRST FLOOR SHOWER ROOM 2.13m x 1.91m (7'0" x 6'3")

With Upvc double glazed frosted window to rear, four spotlight fitting, panelling to ceiling, fully tiled in modern grey wall ceramics, a white suite comprising of low level dual flush WC, wall mounted sink unit with chrome mixer tap above, double shower enclosure with thermostatic direct flow shower, panelled radiator, chrome towel radiator and modern wood effect flooring.



EXTERNALLY



FORE GARDEN

With garden stone retaining wall to front, a metal gate provides access to the front of the property with steps leading up to a lawn section, limestone chipping with mature shrubs, bounded by concrete post and timber fencing along with mature hedges and access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedge, garden stone retaining wall, lawn section and access to a garden summer house.



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.

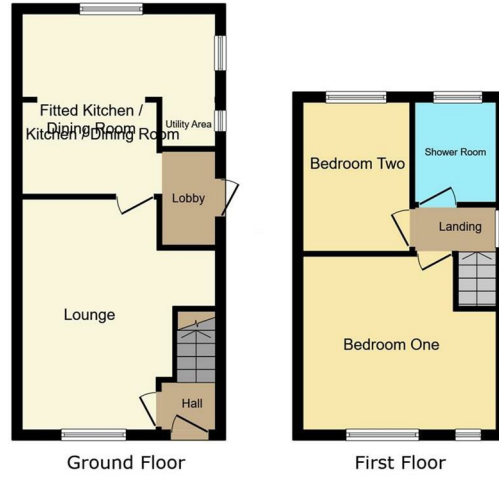
SERVICES

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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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

 **Bob Gutteridge**
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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



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