



- **Two Bed Modernised Terrace**
- **Gas Central Heated**
- **EPC Band D, Rating 66. Council Tax A**
- **Parking & Gardens**
- **Double Glazed**
- **Ask an adviser to book your viewing**



**147 High Street, Silverdale**  
Newcastle, ST5 6LR

**Monthly Rental Of**  
**£795**

## Description

A character two bedrooned terraced property with off-road parking and gardens situated in Silverdale. This character property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises living room, kitchen diner and bathroom at ground floor level with two bedrooms to the first floor. To the frontage as a low maintenance garden. At the rear is a lawned garden patio seating area and gravel parking area.

## Ground Floor

### **Living Room** 11' 2" x 11' 7" (3.40m x 3.52m)

With tiled floor, radiator, feature hearth, Power Point, door to front.

### **Kitchen/Diner** 11' 6" x 12' 0" (3.51m x 3.65m)

Fitted kitchen with cream wall and base units wood effect surfaces over. Fully tiled floor. Includes integrated oven, hob and extractor hood, power points, washer point.

## Rear Hall

With tiled floor, built-in cupboard, PVCu door to rear.

### **Bathroom** 5' 5" x 5' 11" (1.65m x 1.80m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower over. Majority tiled walls and towel floor. Includes heated chrome towel radiator and extractor fan.

## First Floor

### **Landing**

With carpeted floor and stairs off.

### **Bedroom 1** 11' 7" x 11' 2" (3.52m x 3.40m)

With carpeted floor, radiator, Power Point

### **Bedroom 2** 11' 11" x 9' 6" (3.62m x 2.89m)

With carpet floor, radiator, Power Point and built-in cupboard.

## Outside

To the frontage is a low maintenance gravel front garden. At the rear garden patio seating area and gravel parking area.



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Applications/ Marketing Period

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto our preferred reference agent. Once we issue the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

## Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

## Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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# Energy performance certificate (EPC)

147, High Street  
Silverdale  
NEWCASTLE  
ST5 6LR

Energy rating

D

Valid until:

26 February 2025

Certificate  
number:

0539-2833-7428-9525-5841

## Property type

Mid-terrace house

## Total floor area

63 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)