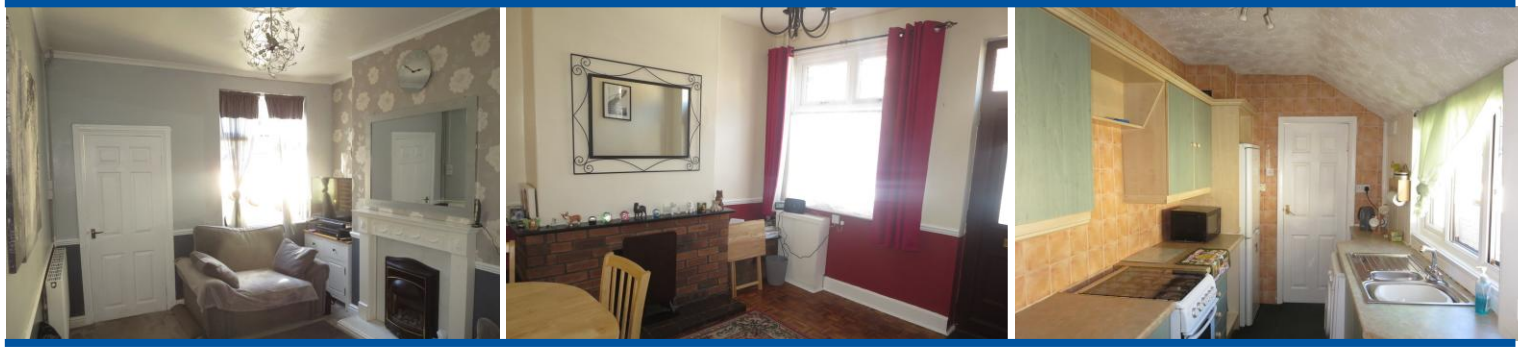


Kinsey Street | Silverdale | Newcastle | ST5 6JL

£116,000

IDEAL FIRST TIME BUY, POPULAR LOCATION, ATTRACTIVE REAR GARDEN.

This well presented two bedroom mid terrace property is situated within the popular Silverdale village and offers excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, dining room, lounge, lobby, kitchen, bathroom, two bedrooms and a separate w/c. Gas central heating, double glazing and a generous size rear garden. Viewings are strongly recommended.



## Property Description

This well presented two bedroom mid terrace property is situated within the popular Silverdale village and offers excellent access to local amenities, schools, commuter and transport networks.

The accommodation comprises, dining room, lounge, lobby, kitchen, bathroom, two bedrooms and a separate w/c. Gas central heating, double glazing and a generous size rear garden. Viewings are strongly recommended.

### DINING ROOM

11' 7" x 11' 3" (3.53m x 3.43m) Upvc double glazed entrance door and window to the front elevation, feature exposed brick fireplace, radiator and parquet flooring.

### LOUNGE

12' 4" x 11' (3.76m x 3.35m) Coal effect gas fire with feature hearth and surround, television point, coving to ceiling, radiator, under stairs storage cupboard and upvc double glazed window to the rear elevation.

### PORCH

Tiled floor, door leading to the shared side entry and Upvc double glazed entrance door to the side elevation, leading to the rear garden

### KITCHEN

11' 4" x 6' 8" (3.45m x 2.03m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Gas cooker point, plumbing for a washing machine, part tiled walls and upvc double glazed window to the side elevation.

### LOBBY

Airing cupboard and upvc double glazed window to the side elevation.

### BATHROOM

Fitted with a modern white, three piece suite comprising "P shaped" panelled bath with electric shower above, pedestal wash hand basin and low level w/c. Radiator, tiled walls and upvc double glazed window to the side elevation.

### FIRST FLOOR LANDING

Loft access and radiator.

### MASTER BEDROOM

14' 7" (max) x 11' 6" (max) (4.44m x 3.51m) Radiator and upvc double glazed windows to the front elevation.

### BEDROOM TWO

12' 5" x 7' 1" (3.78m x 2.16m) Built in storage cupboard, radiator and upvc double glazed window to the rear elevation.

### CLOAKROOM W/C

Low level w/c, pedestal wash hand basin and extractor fan.

### EXTERIOR

To the rear of the property there is a paved yard leading to a well maintained spacious garden, mainly laid to lawn with well stocked borders incorporating various plants and shrubs. Further paved patio, two useful brick built stores, brick built potting shed and a gate for rear access.

### GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

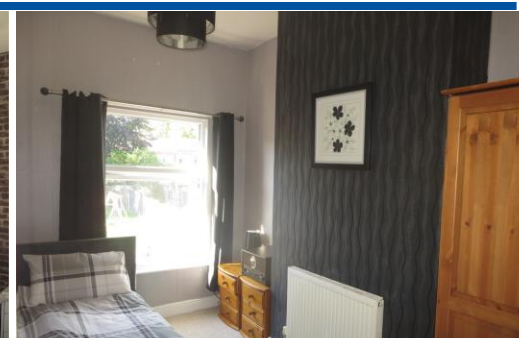
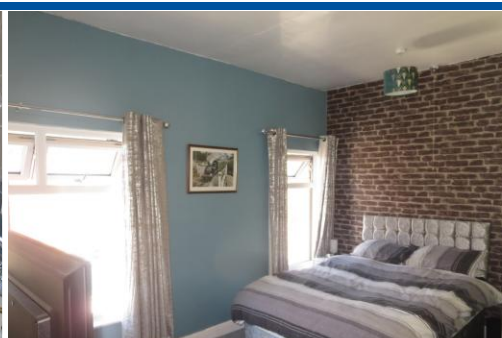
#### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

#### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

%epcGraph\_c\_1\_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements