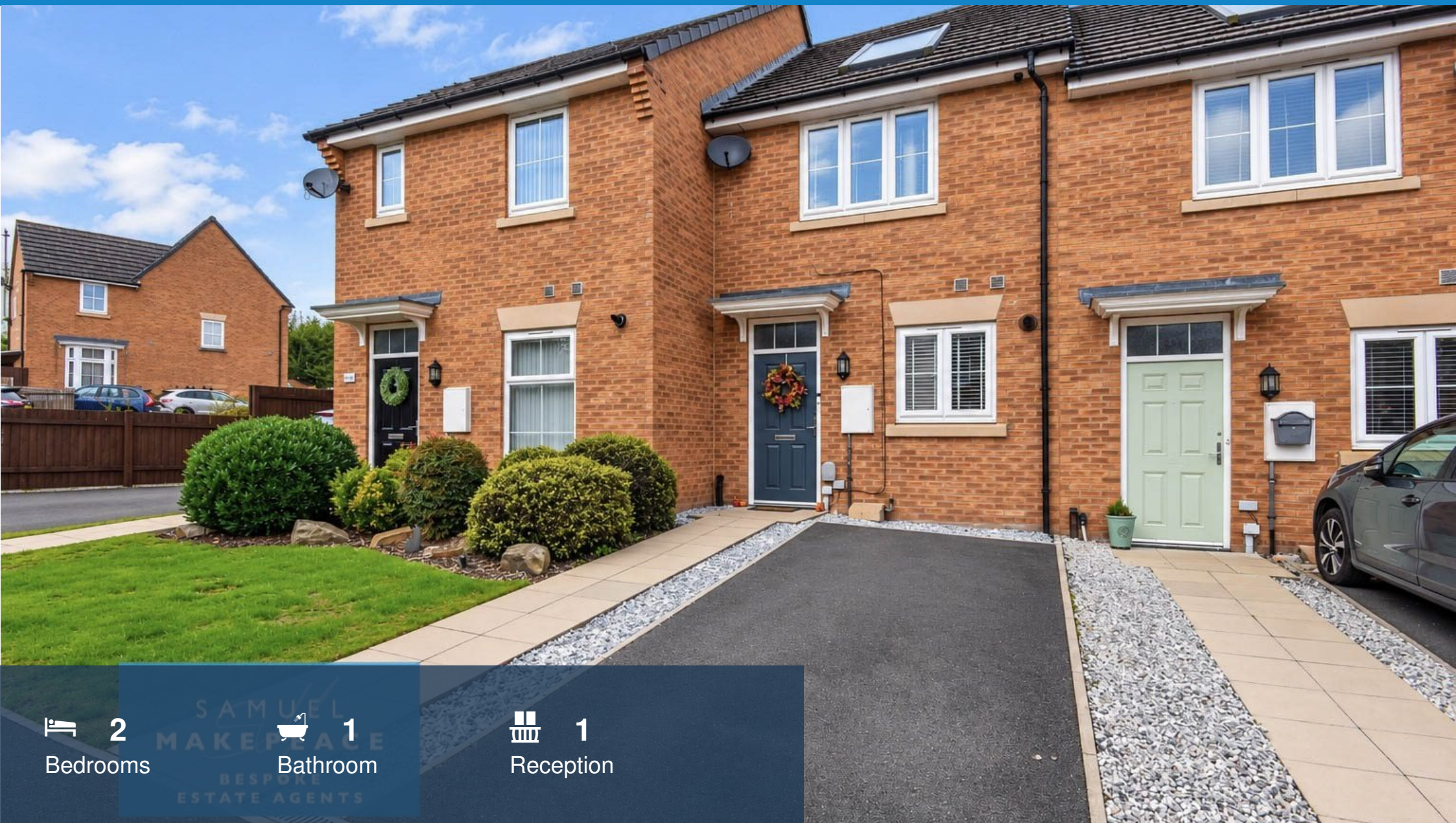




2

Bedrooms



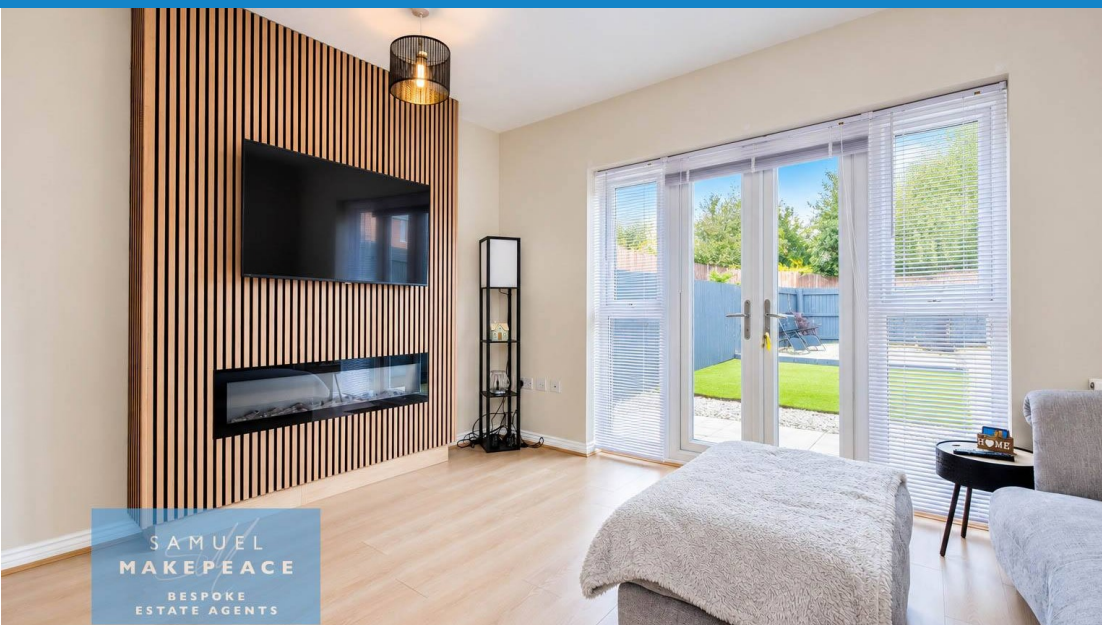
1

Bathroom

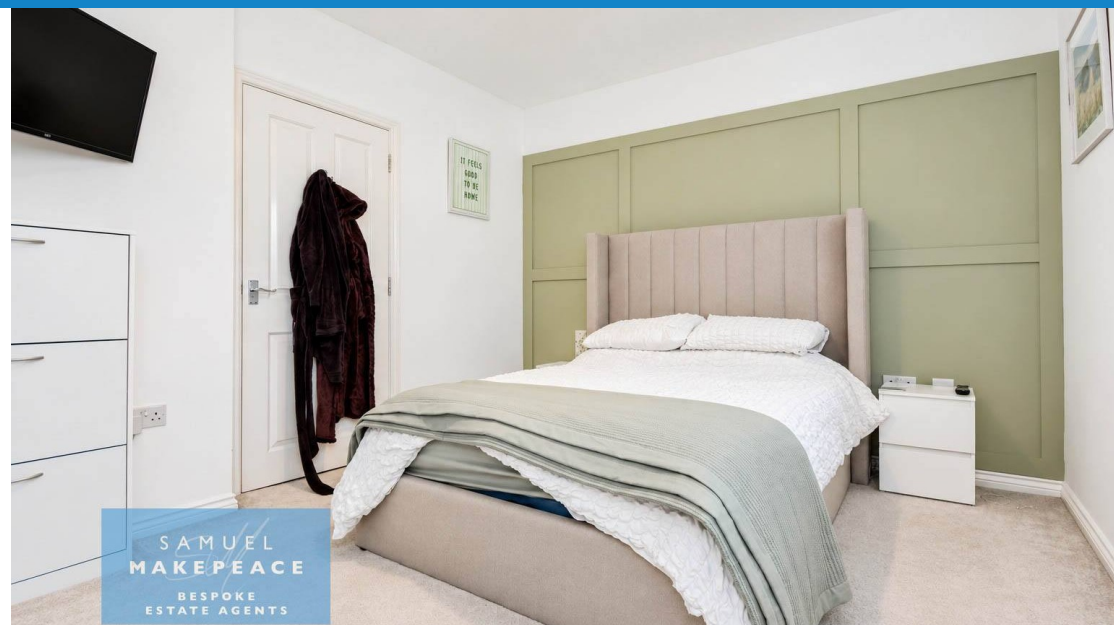
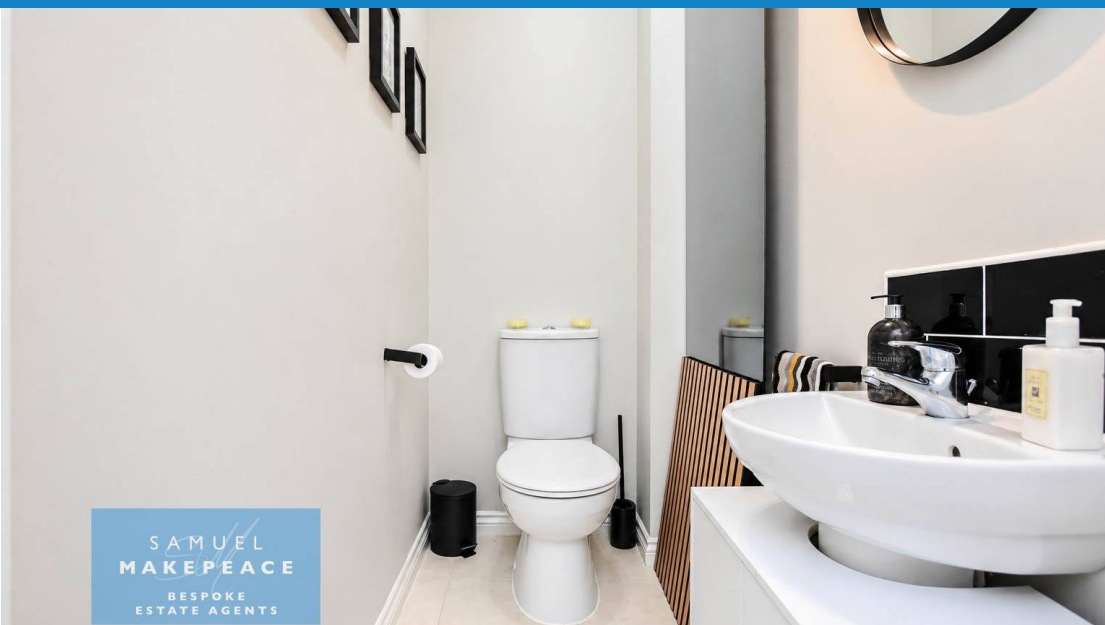


1

Reception



- BEAUTIFULLY PRESENTED TWO BEDROOM TOWNHOUSE
- POPULAR PIREN GREEN ESTATE IN SILVERDALE
- SPACIOUS LOUNGE/DINER WITH PATIO DOORS
- MODERN FITTED KITCHEN WITH AMPLE WORKTOP SPACE
- TWO GENEROUSLY SIZED BEDROOMS
- FITTED WARDROBES TO THE MASTER BEDROOM
- MODERN FAMILY BATHROOM WITH OVERHEAD SHOWER
- PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING
- ATTRACTIVE REAR GARDEN WITH PATIO, LAWN & SEATING AREA
- NO UPWARD CHAIN



Give your next move the **Green** light - welcome to Piren Green! Situated on the ever-popular **Piren Green estate in Silverdale, Newcastle**, this beautifully presented **two-bedroom townhouse** is ready to impress. Stylishly finished throughout, with generous room sizes, a lovely rear garden and the added benefit of **no upward chain**, this is a fantastic opportunity for first-time buyers, couples, small families or anyone looking for a home they can simply move straight into. Perfectly positioned within easy reach of **local amenities and schools**, the property enjoys a convenient yet residential setting.

To the front, a **private driveway provides off-road parking for one vehicle**, alongside a paved pathway leading towards the front entrance, complemented by a decorative pebbled border. Step inside and you are welcomed by a **large and inviting entrance hall**, where tall ceilings and sleek laminate flooring immediately create a wonderful sense of space. Handy **under-stairs storage** adds practicality, while the hallway provides access to all ground-floor rooms. To the front of the property is the **separate fitted kitchen**, offering a good range of units, generous worktop space and room for appliances. The real heart of the home is the impressive **lounge/diner** to the rear. Generously proportioned and beautifully presented, this stylish living space features sleek laminate flooring, attractive decorative wall panelling and an **electric fireplace**, creating a warm and contemporary setting for relaxing or entertaining. **Patio doors open directly onto the rear garden**, allowing plenty of natural light to flow through the room and making the outside space feel like a true extension of the home. A convenient **ground-floor WC** completes the downstairs accommodation. Heading upstairs, you will find **two excellent-sized bedrooms**, both finished with plush carpeting and decorative panelling. The spacious **master bedroom benefits from fitted wardrobes**, providing excellent storage without compromising on floor space, while the second bedroom also offers useful additional storage via an **airing cupboard**. Completing the first floor is the **modern family bathroom**, finished with sleek tiling and featuring a bath with overhead shower. Outside, the rear garden is just as appealing as the interior. Thoughtfully arranged with a **paved patio area, lawn and a decorative pebbled seating area**, there is plenty of space for summer dining, entertaining or simply enjoying some fresh air. **Gated rear access** provides an additional practical touch.

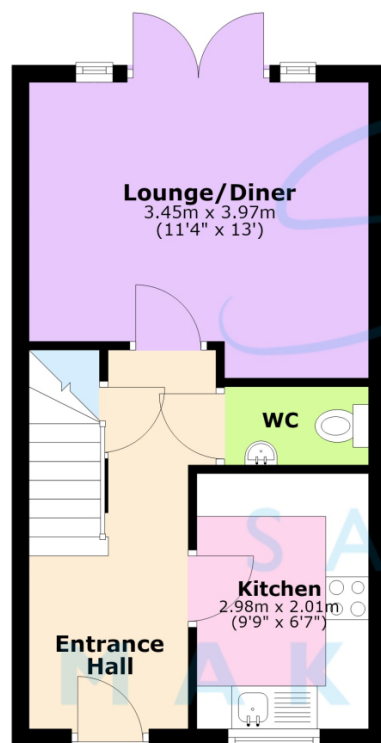
Stylish, spacious and superbly located, this lovely home on **Piren Green certainly gets the green light from us!** With **no upward chain**, it could be ready for its new owner sooner than you think.

Contact Samuel Makepeace Bespoke Estate Agents Today!

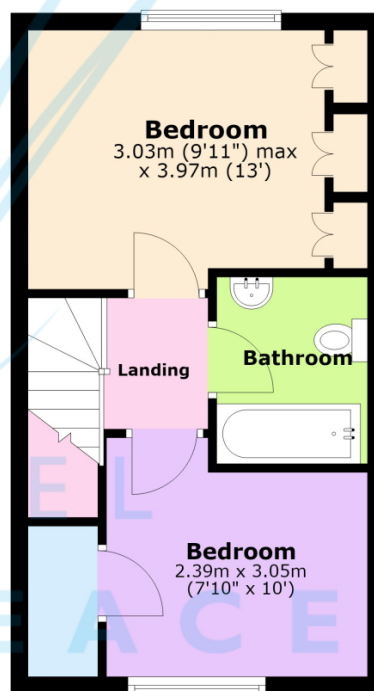
Disclaimer:

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Ground Floor



First Floor



Total area: approx. 59.9 sq. metres (644.5 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Silverdale, ST5

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		92
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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