



Kinsey Street
Silverdale, ST5 6JL

- A SPACIOUS TERRACED HOME
 - NO CHAIN & BEAUTIFULLY PRESENTED
 - SOUGHT AFTER VILLAGE OF SILVERDALE
 - TWO RECEPTION ROOMS
 - TWO BEDROOMS PLUS OFFICE/STORE ROOM
 - LOVELY REAR GARDEN
 - KITCHEN, 1ST FLOOR SHOWER ROOM
 - RECENT NEW GAS C/H SYSTEM & NEW ROOF
- £137,500**

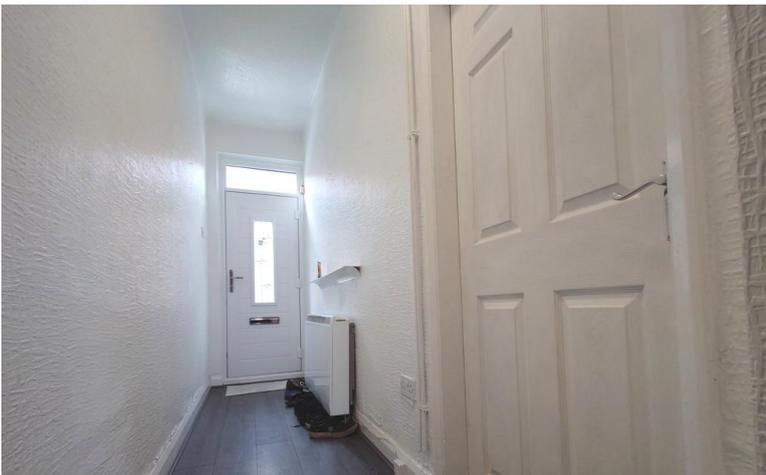




Property Description

INTRO

Set in the highly sought after location of Silverdale, don't miss out on this nicely updated mid terraced TWO BEDROOM, TWO RECEPTION ROOM house for sale! Having a spacious accommodation, the property comprises entrance hall, dining room, lounge, rear hall and spacious kitchen, and to the first floor are two bedrooms, further office/ store room and a shower room. Boasting a beautifully presented laid to lawn sun trap of a rear garden! New roof fitted in 2022 with new guttering, and recently fitted full new gas central heating system with Worcester gas combi boiler and new radiators throughout. UPVC double glazing. An ideal location for local amenities, schools and road links across the city, with lovely rural countryside just being up the road. Contact us today to get your viewing booked immediately!





DIRECTIONS

Please follow Sat Nav with postcode ST5 6JL. From the B5044 Church Street, turn right into Vale street, and right into Kinsey Street where the property can be found on the left hand side, as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

15' 7" x 3' 3" (4.75m x 0.99m)

Front composite entrance door. Electric radiator. Laminate flooring. With doors to both reception rooms, and a staircase to the first floor.



DINING ROOM

12' 3" x 10' 8" (3.73m x 3.25m)

Window to the front, radiator. Cupboard concealing electric/ gas meters. Laminate flooring.

LOUNGE

14' 2" x 11' 3" (4.32m x 3.43m)

Window to the rear, radiator. Useful understairs storage cupboard. Electric fire. Laminate flooring. Coving to the ceiling.



REAR HALL

7' 7" x 6' 6" (2.31m x 1.98m)

UPVC side access door and window. UPVC door also to the side alleyway (connecting to next door for bin access). Laminate flooring. Opens to:

KITCHEN

10' 11" x 8' 3" (3.33m x 2.51m)

A fitted kitchen with a good range of base and wall mounted cupboard units, with worksurfaces over. Windows to both the side and rear aspects. Updated Worcester Bosch gas combi boiler (approx 2 years old, when the new system was also put in). Single drainer sink unit. Eye level oven/grill. Electric induction hob with extractor hood over. Laminate flooring. Electric radiator. Space and plumbing for a washing machine. Part tiled walls. Dome light fitting.



FIRST FLOOR LANDING

Window to the rear.

SHOWER ROOM

8' 8" x 6' 4" (2.64m x 1.93m)

A fully tiled suite with enclosed shower cubicle, having mains pressured shower. Low level w.c and wash hand basin with vanity units surrounding. Bidet. Door to useful storage cupboard. Cushion flooring. Frosted window to the rear.



BEDROOM ONE

12' 3" x 8' 7" (3.73m x 2.62 m)

Window to the front, radiator. Coving to the ceiling.

BEDROOM TWO

12' 2" x 8' 5" (3.71m x 2.57 m)

Window to the front, radiator. Coving to the ceiling.

OFFICE/ STORE ROOM

8' 10" x 7' 6" (2.69m x 2.29 m)

A useful extra room, with no window.

EXTERNALLY

REAR GARDEN

A paved patio area, leads to a beautifully presented laid to lawn rear garden, with shrubs, and enclosed with fencing. Greenhouse and shed. An outbuilding for storage, connects to the back of the building. Attracting the afternoon sun!

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

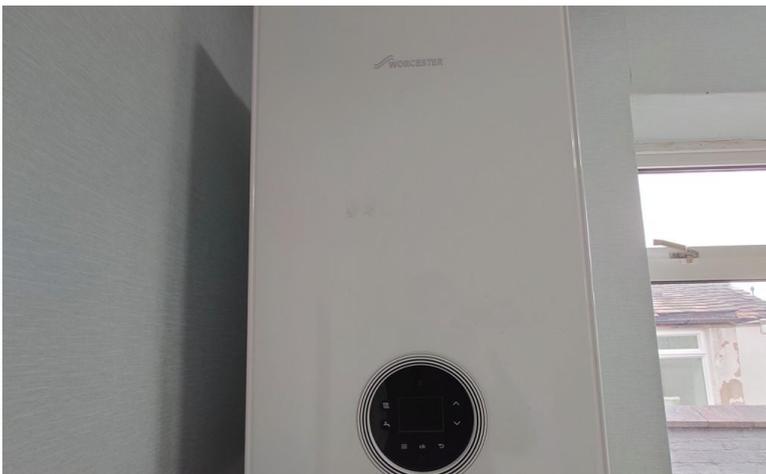
FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.





VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

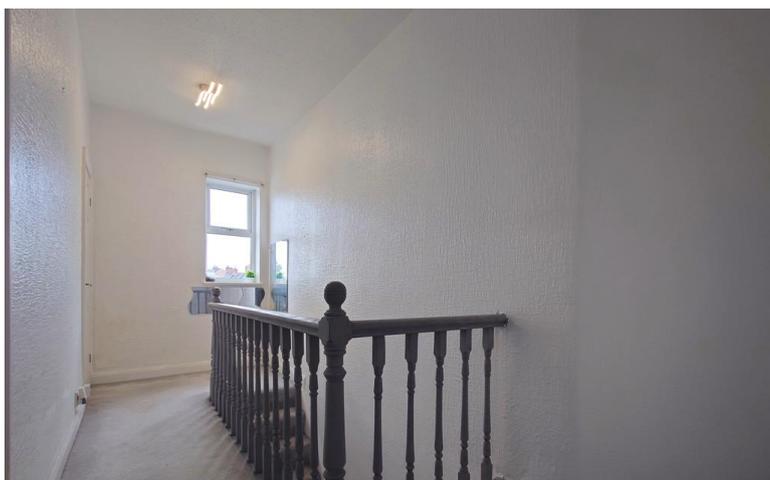
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road
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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