

8 The Crescent, Silverdale, Newcastle, Staffs, ST5 6QD



Freehold £139,950

Bob Gutteridge Estate Agents are delighted to bring to the market this well maintained traditional semi detached home situated in a pleasant cul de sac location in Silverdale which provides ease of access to local shops, schools and amenities. As you would expect this property is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, lounge, open plan fitted kitchen/dining room, downstairs WC and to the first floor are two bedrooms along with a first floor family bathroom. Externally the property enjoys gardens to both front and rear along with off road parking, carport and a detached brick garage. We can also confirm that this home is being sold with the advantage of No Vendor Chain !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed skylight above with inset lead pattern and stained glass, smoke alarm, stairs to first floor landing and doors lead off to rooms including;



LOUNGE 3.84m x 3.91m (12'7" x 12'10")

With Upvc double glazed window to front with inset lead pattern and stained glass to skylight, coving to ceiling, pendant light fitting, panelled radiator, TV aerial connection point, power points, feature fireplace with marble hearth and inset and electric coal effect fire, part panelled part glazed door leads off to;



FITTED KITCHEN/DINING ROOM 4.88m x 2.87m (16'0" x 9'5")

With Upvc double glazed window to rear, Upvc double glazed sliding patio door to rear, part panelled/part frosted side access door, two ceiling light fittings, panelled radiator, vinyl cushion flooring, a range of base and wall mounted maple wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect with built in bowl and a half plasticised sink unit with chrome mixer tap above, built in New World four ring electric hob unit , extractor hood, ceramic splashback tiling, plumbing for automatic washing machine, BT telephone point (Subject to usual transfer regulations) power points and door leads off to;



DOWNSTAIRS WC 1.73m x 0.81m (5'8" x 2'8")

With pendant light fitting, extractor fan, electricity consumer unit, a white suite comprising of low level WC, wall mounted sink unit, vinyl cushion flooring and gas meter.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, artex to ceiling, smoke alarm, power points and doors lead off to rooms including;



BEDROOM ONE (FRONT) 2.69m plus recess x 3.94m plus recess (8'10" plus recess x 12'11" plus recess)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging and storage space etc.



BEDROOM TWO 2.87m x 2.62m (9'5" x 8'7")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



FIRST FLOOR FAMILY BATHROOM 2.84m x 2.08m (9'4" x 6'10")

With Upvc double glazed frosted window to rear, globe light fitting, a coloured suite comprising of low level WC, pedestal sink unit and panelled bath unit with mixer tap and hair attachment, ceramic half wall tiling, vinyl cushion flooring, panelled radiator and double door reveal built in boiler cupboard housing a Worcester combination boiler providing domestic hot water and central heating systems.



FORE GARDEN

Bounded by concrete post and timber fencing with double metal gates providing vehicular access to the front of the property, pebbled area with mature shrubs and paved driveway leads alongside the property providing off road parking for two vehicles, carport and access leads off to;



REAR GARDEN

Bounded by metal works and fencing with paved area providing patio and sitting space, mature shrubs and plants to borders, circular paved patio area providing access off to;



DETACHED BRICK GARAGE 4.67m x 2.51m (15'4" x 8'3")

With Upvc double glazed window to side, aluminium up and over door, fluorescent tube light fitting, power points. (Please note the garage roof is currently leaking and therefore, wish to bring this to the potential purchasers notice).

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.

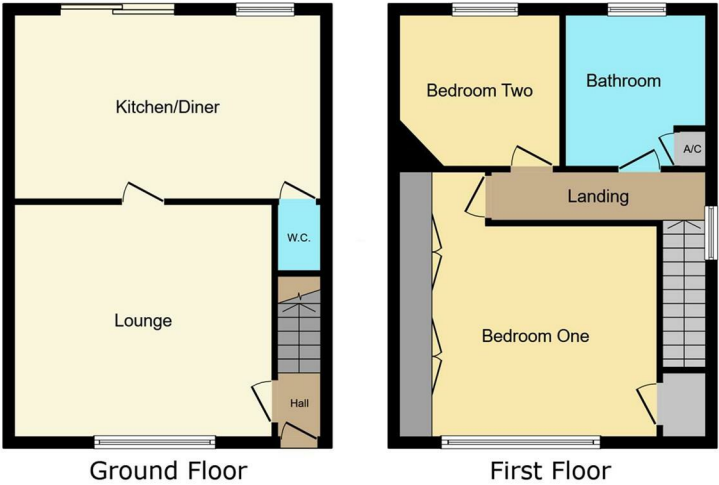
SERVICES

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 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

