

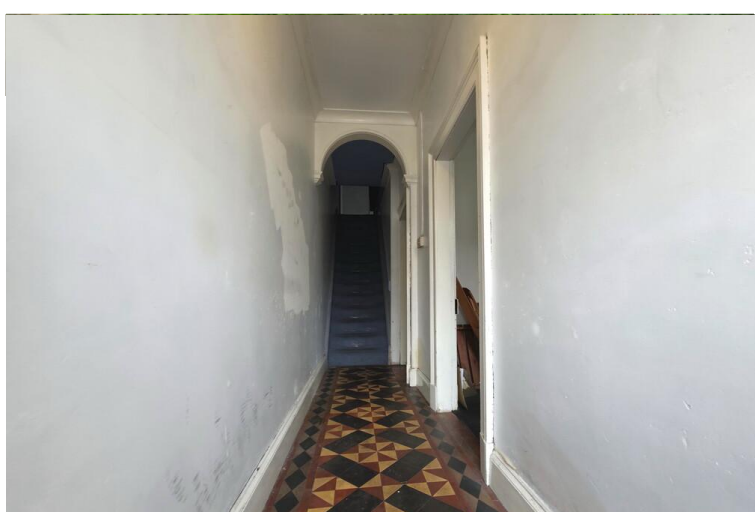
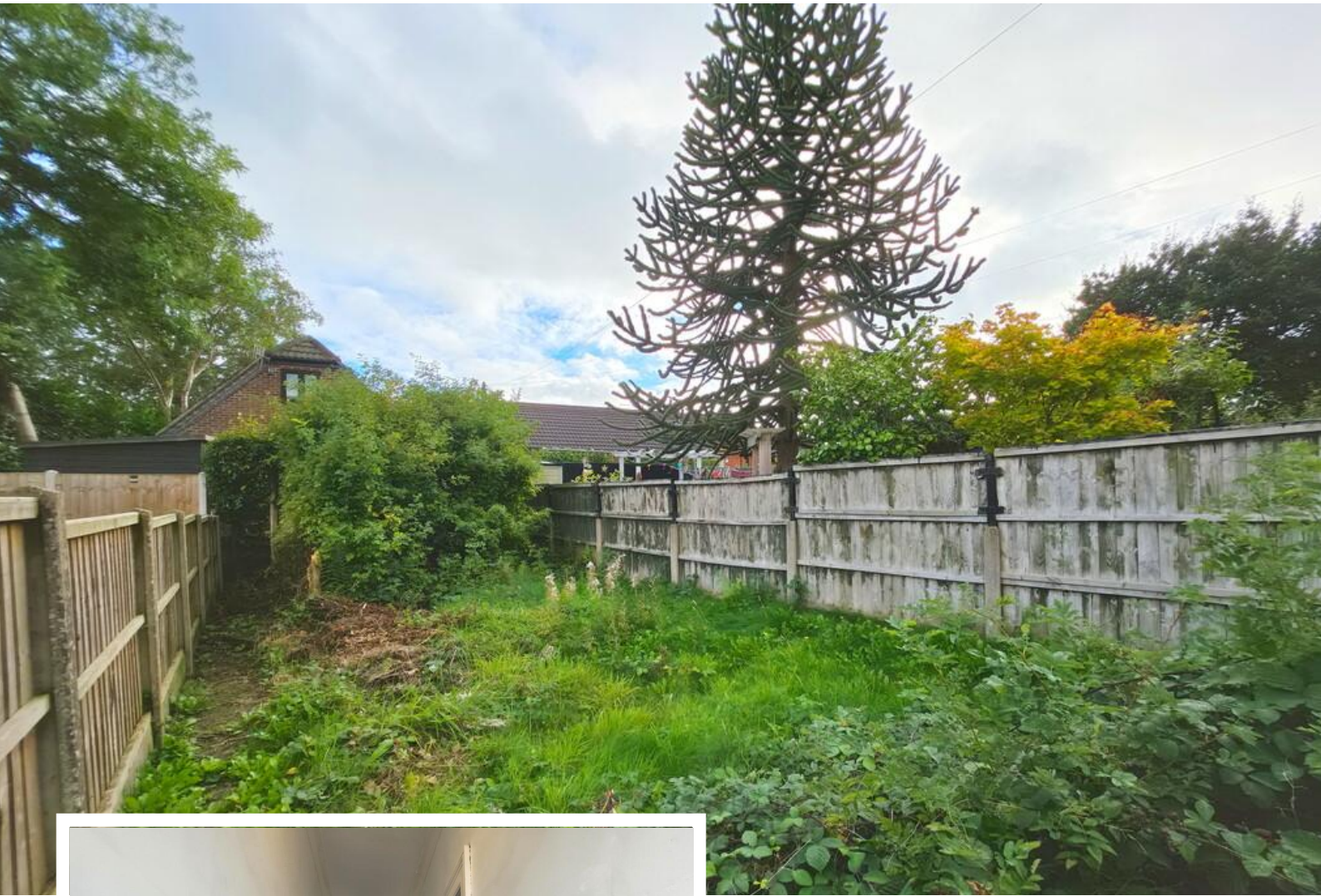


Church Street
Silverdale, ST5 6JH

- ATTENTION INVESTORS!
- A RENOVATION PROJECT WITH NO CHAIN
- 1857 BUILT TERRACED HOUSE
- TWO BEDROOMS (WITH POTENTIAL FOR 3rd)
- TWO RECEPTION ROOMS
- ORIGINAL CHARACTOR FEATURES
- GOOD SIZED REAR GARDEN
- POPULAR LOCATION OF SILVERDALE

£100,000





Property Description

INTRO

INVESTORS, ASSEMBLE! Set in the heart of the popular Silverdale, new to the market is a mid terraced property built in 1857 in need of full refurbishment, but with massive potential! These spacious rooms, tall ceilings and character features, are ready and awaiting a new loving owner to help it return to its former glory, and the property is available with **NO CHAIN!** The property requires gas central heating fitting, damp remedial work, some new windows, cosmetic updating throughout, and in need of a new kitchen/bathroom etc. It features a great sized laid to lawn rear garden which could be made into a lovely space. Comprising entrance hall with Minton flooring, dining room, lounge, kitchen with cellar, two double bedrooms (with potential to make a 3rd), and a first floor bathroom. A quiet side of the village, nearby to amenities, popular schools, and down the road from lovely countryside.





DIRECTIONS

Please follow Sat Nav with postcode ST5 6JH. Just slightly down from the Church on B5044 Church Street, Silverdale, the property can be found on the opposite side, as identified by our For Sale sign.

ACCOMMODATION

Please be advised the property is a project in need of refurbishment. The property has no gas central heating and also requires: replacement of the kitchen/ bathroom, new windows, damp remedial work along with cosmetic updating etc.



ENTRANCE HALL

15' 9" x 3' 4" (4.8m x 1.02m)

Newly fitted UPVC front entrance door. Original Minton flooring. Coving to the ceiling and original arch. Staircase to the first floor.

DINING ROOM

13' 7" x 12' 3" (4.14m x 3.73m)

Window to the rear.

LOUNGE

14' 1" x 13' 6" (4.29m x 4.11m)

Window to the front. Electric consumer unit and meter. Fireplace. Coving to the ceiling.



KITCHEN

11' 1" x 9' 2" (3.38m x 2.79m)

In need of a new suite. Original fireplace. Single drainer sink unit. Newly fitted UPVC side/ rear access door. Opens to cellar below. Boarded window requiring replacement.

FIRST FLOOR LANDING

A long landing with store cupboard off, also having small hatch to the loft area.

BEDROOM ONE

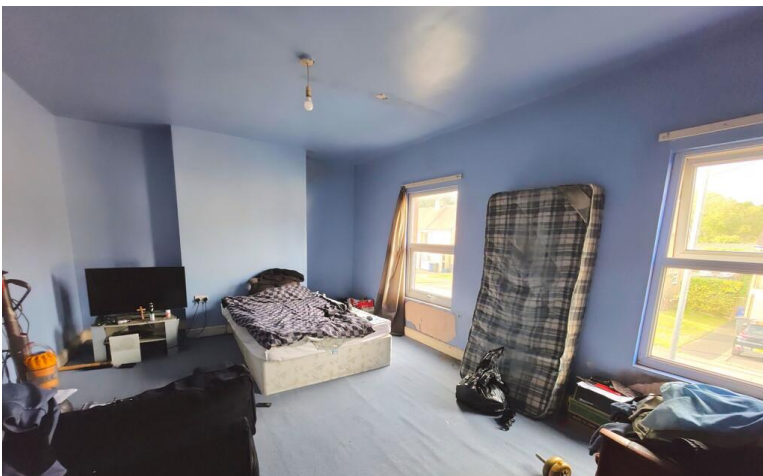
17' 10" x 12' 3" (5.44m x 3.73m)

A spacious main bedroom, with potential to make another separate room if required. Two windows to the front.

BEDROOM TWO

13' 7" x 12' 0" (4.14m x 3.66m)

Window to the rear. Fitted storage.





BATHROOM

10' 9" x 9' 3" (3.28m x 2.82m)

Currently a small hall, with separate bathroom and W.C, but can be opened up to make one large room. In need of a new suite. Water tank to storage cupboard. Bath and wash hand basin. Two windows to the side and one boarded window requiring replacement.

EXTERNALLY

FRONTAGE

A paved pathway and paved forecourted area, with shrub borders to the front offering privacy from the road.



REAR GARDEN

A paved patio rear area initially then opens up to an excellent sized rear lawned garden, in need of work but with great potential and space to make it your own. Fencing to the sides and rear.

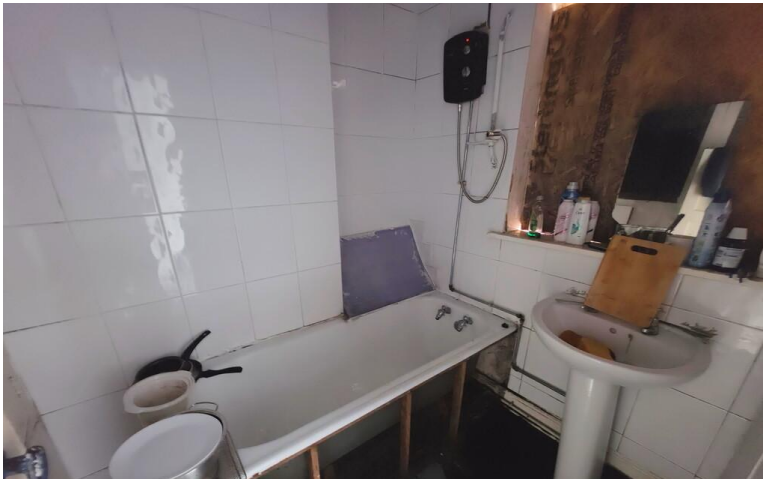
VIEWING ARRANGEMENTS

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 be 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: 8G Potential: 33F





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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 and 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