



3 Piren Green

ST5 6SX

£165,000



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STEPHENSON BROWNE

Located in the highly sought after Heritage Park housing estate in Silverdale, Newcastle, this two-bedroom mid-terrace house offers a perfect blend of comfort and convenience.

Just a short stroll from a lovely park and close to local amenities, this property is ideal for those seeking a vibrant community atmosphere.

Upon arrival, you will find off-road parking for one vehicle, ensuring ease of access. Stepping inside, you are welcomed by a spacious hallway that features a handy storage cupboard under the stairs, perfect for stowing away coats, shoes, and other essentials.

The modern kitchen is well-equipped, providing ample space for a fridge freezer and washing machine, along with a gas cooker for your culinary adventures. At the rear of the property, the lounge/dining room is a bright and inviting space, enhanced by French doors that open out to the garden, seamlessly blending indoor and outdoor living. The garden itself boasts a patio area and a grassy section, enclosed by a wooden fence that offers privacy and security.

Venturing upstairs, you will discover both bedrooms. The first bedroom is generously sized and features large built-in wardrobes that stretch along one wall, providing plenty of storage. The family bathroom is thoughtfully designed, complete with a bath that includes a built-in shower, a toilet, and a sink. The second bedroom is also a good size, comfortably accommodating a double bed, and includes access to a Airing Cupboard, offering additional storage options.

This property is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with all the necessary amenities at hand. Don't miss your chance to make this charming house your new home.

Get in Touch with Stephenson Browne today to arrange a viewing!

Council tax band- B

Council- Newcastle-Under-Lyme

Tenure- Freehold



Ground Floor

Hallway

6'5" x 15'9"

Lounge

13'8" x 12'7"

Understairs Storage

5'0" x 2'10"

W.C.

3'3" x 5'10"

Lounge/Diner

13'8" x 12'7"

First Floor

Bedroom One

11'3" x 13'8"

Bedroom two

9'9" x 10'6"

Airing Cupboard

7'2" x 3'6"

Bathroom

7'5" x 5'10"

AML Disclosure

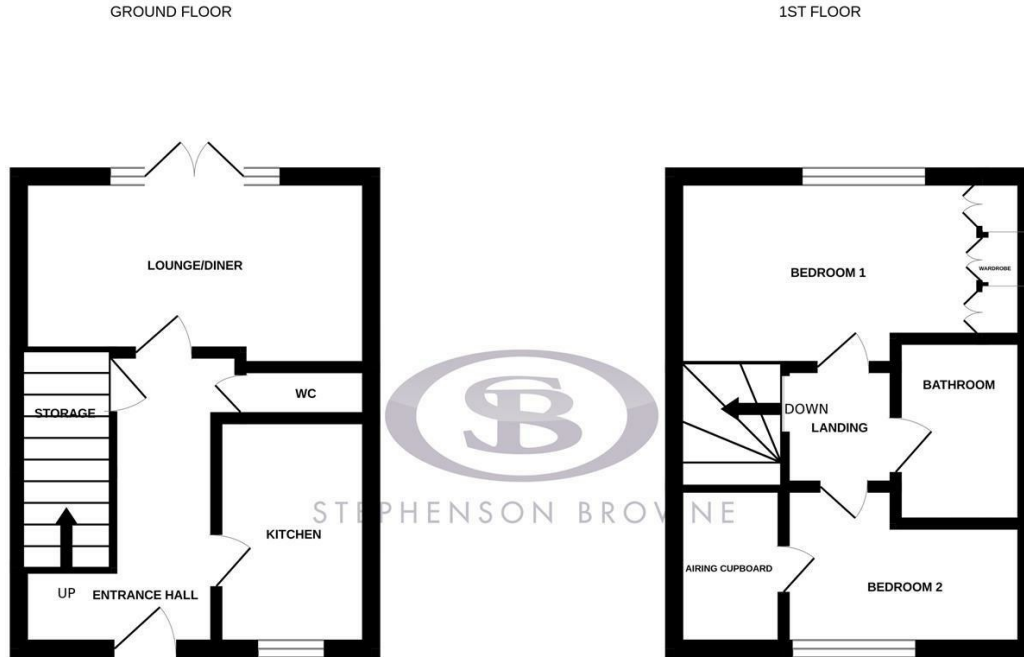
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- Spacious Entrance Hall
- Cupboard Understairs For Added Storage
- Modern Style Kitchen
- Off-Road Parking For A Car
- French Doors Out To The Garden From The Lounge/Dining Room
- Back Garden Includes A Patio And Grass Area
- Bedroom One Features Large Built In Wardrobe
- The Airing Cupboard In Bedroom Two Provides Additional Storage
- This Mid-Terrace House Is In A Great Location, Close To All Local Amenities



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	84
		EU Directive 2002/91/EC	

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

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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