

5 Tunbridge Drive, Silverdale, Newcastle, Staffs, ST5 6QU



Freehold £139,950

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious semi-detached home situated upon a popular residential development within Silverdale, conveniently placed for access to the village where local shops, schools and amenities can all be located. As you would expect, this well maintained home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, lounge and a modern fitted kitchen/dining room. To the first floor are three bedrooms together with a modern shower room. Externally, the property enjoys gardens to both the front and rear elevations together with driveway parking for one vehicle.

We can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

ENTRANCE HALL 3.33m x 1.83m (10'11" x 6'0")

With Upvc double glazed frosted front access door, pendant light fitting, coving to ceiling, single panelled radiator, access to understairs storage cupboard providing ample domestic storage space and housing a Main gas combination boiler providing domestic hot water and heating systems, wood laminate flooring, stairs to the first floor and doors leading off to;



LOUNGE 3.84m x 4.01m maximum (12'7" x 13'2" maximum)

With Upvc double glazed window to front, three lamp spotlight fitting, coving to ceiling, single panelled radiator, feature hearth with fitted electric fireplace, power points, decorative dado railing, wood laminate flooring and access off to;



OPEN PLAN FITTED KITCHEN / DINER 5.77m x 3.10m (18'11" x 10'2")

With Upvc double glazed patio glass door to rear, Upvc double glazed windows to rear, two four lamp spotlight fittings, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge wood effect worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in Indesit fan electric oven, built-in Indesit four ring electric ceramic hob with extractor hood above, integrated fridge freezer, space for automatic washing machine, built-in breakfast bar, wood laminate flooring and power points.



FIRST FLOOR LANDING 2.82m x 1.73m (9'3" x 5'8")

With Upvc double glazed window to side, pendant light fitting, coving to ceiling, smoke alarm, loft access, former airing cupboard providing ample domestic storage space and doors leading off to;



BEDROOM ONE (FRONT) 3.40m x 3.94m maximum (11'2" x 12'11" maximum)

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, built-in storage cupboard providing ample domestic storage space, TV aerial connection point and power points.



BEDROOM TWO (REAR) 3.05m x 3.94m maximum (10'0" x 12'11" maximum)

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



BEDROOM THREE (FRONT) 2.46m x 2.51m (8'1" x 8'3")

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



FIRST FLOOR SHOWER ROOM 2.21m x 1.70m (7'3" x 5'7")

With Upvc double glazed frosted window to rear, enclosed light fitting, chrome towel radiator, a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above, corner glazed shower enclosure with thermostatic direct flow shower unit, ceramic tiled walls and vinyl cushion flooring.



EXTERNALLY



TIERED FORE GARDEN

Bounded by concrete posts, timber fencing, and rendered walls. With stone flag paving, stone chippings, driveway parking for one vehicle, and side access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with stone flag paving and patio area, artificial grass lawn, timber built garden shed and brick built external store.



COUNCIL TAX

Band 'A' 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.



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		87 B
69-80	C	74 C	
55-68	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

