



STEPHENSON BROWNE

Park Road, Silverdale, Newcastle-Under-Lyme

ST5 6LL

£150,000



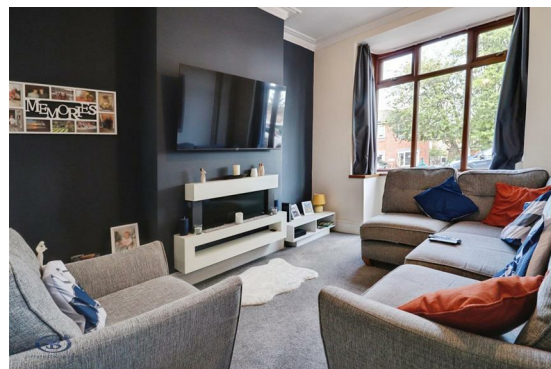
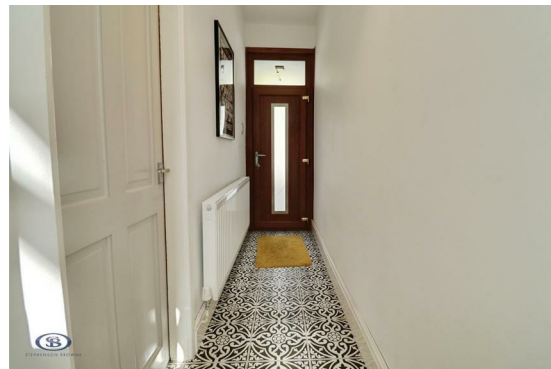
DESCRIPTION

Expect to be wowed by this deceptively spacious three-bedroom mid-terraced home, boasting an incredible open-plan kitchen/breakfast room, generous room sizes throughout and a remarkable L-shaped rear garden complete with a fully equipped bar outbuilding. Situated within the ever-popular village of Silverdale, this fantastic property offers the perfect blend of character, space and entertaining potential.

Upon entering, you are welcomed into a hallway leading to a bright lounge with a bay window, creating a light and inviting living space. Beyond is a spacious dining room with useful understairs storage, ideal for family dining and entertaining. A step up leads into the impressive open-plan kitchen/breakfast room, a superb social space enhanced by skylights and double doors opening onto the rear garden. The kitchen also provides access to a lengthy second entrance hallway, adding further practicality.

A useful passageway with plumbing for both a washing machine and tumble dryer creates a handy utility area and leads through to the generous modern family bathroom, fitted with both a separate bath and shower.

To the first floor, a spacious landing gives access to three well-proportioned bedrooms, all offering comfortable accommodation and



plenty of versatility for modern family life.

Externally, the property continues to exceed expectations. The substantial L-shaped rear garden offers an abundance of outdoor space, extending behind the neighbouring property and providing endless opportunities for relaxation, gardening and entertaining. Additional benefits include a shed to the rear of the bathroom and a detached brick-built store.

The true highlight of the garden is the fantastic detached outbuilding, currently utilized as a fully equipped bar, creating a unique entertaining space rarely found with properties of this style. Whether used for social occasions, a games room, home office or hobby space, this versatile building is sure to impress.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

13'3" x 3'1"

Living Room

10'5" x 14'0"

Dining Room

12'7" x 10'1"

Kitchen Breakfast Room

16'1" x 12'3"

Bathroom

9'2" x 7'1"

Storage Room

3'4" x 5'8"

First Floor

Bedroom One

10'6" x 14'0"

Bedroom Two

12'10" x 10'11"

Bedroom Three

11'11" x 6'6"

Outside Shed

5'7" x 10'1"

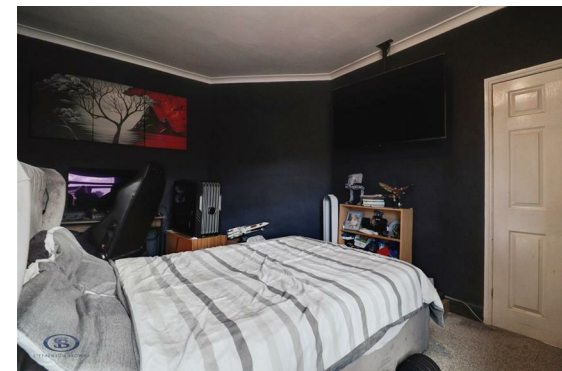
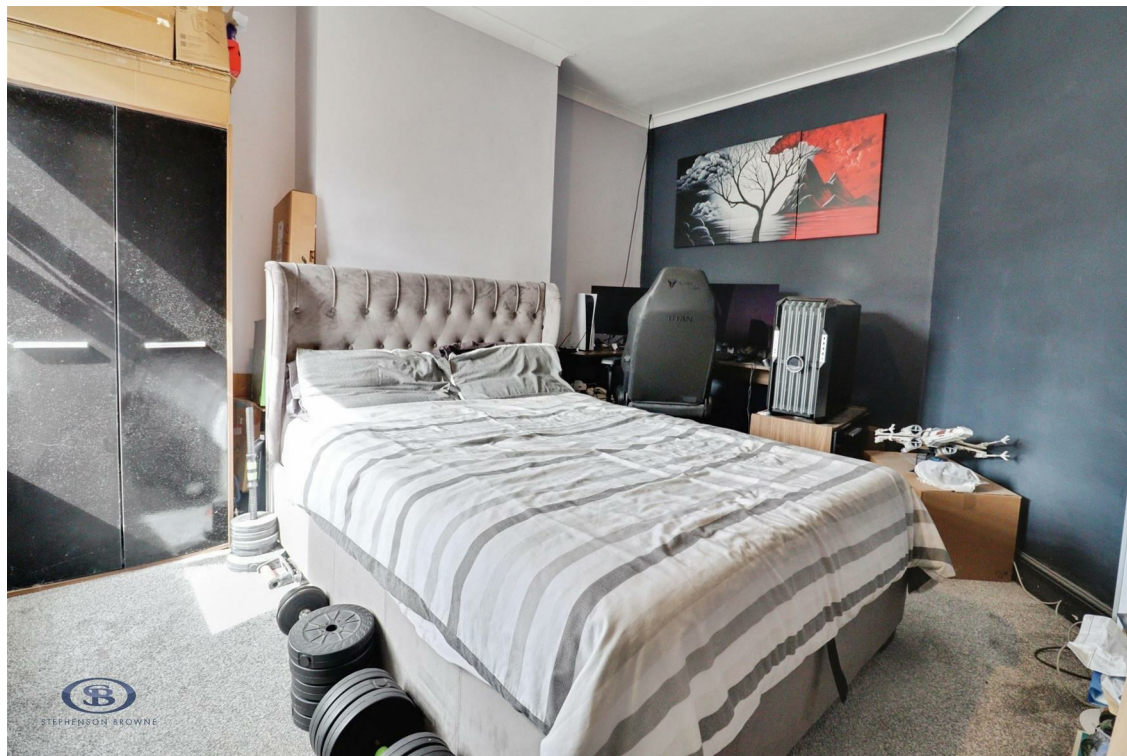
Bar (Outbuilding)

6'5" x 10'7"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.







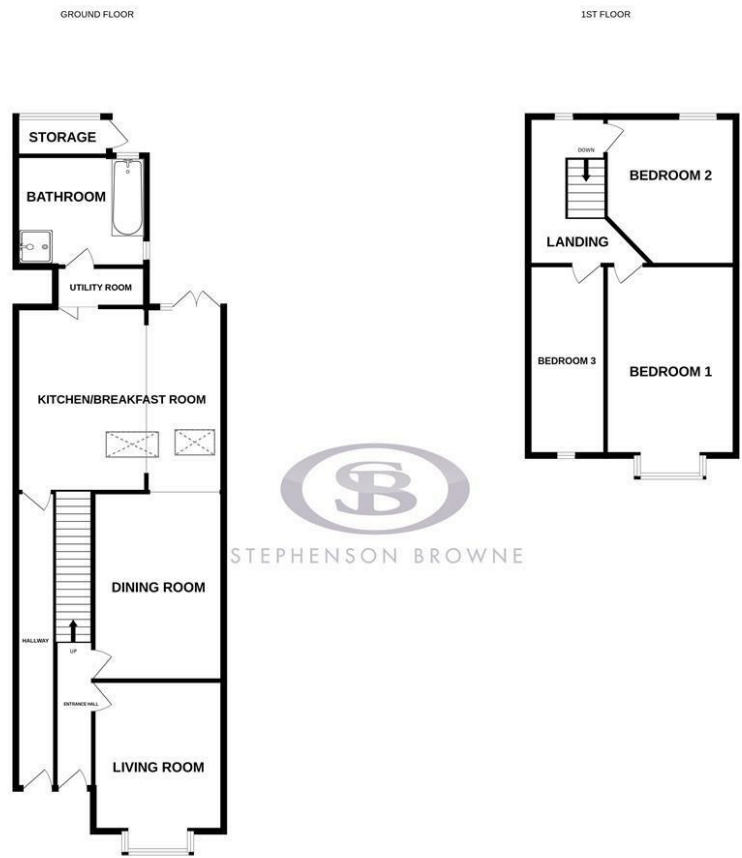


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



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



EPC Rating

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

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