



## 2 Haydock Court

ST5 6LW

Offers Over £330,000



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C



STEPHENSON BROWNE

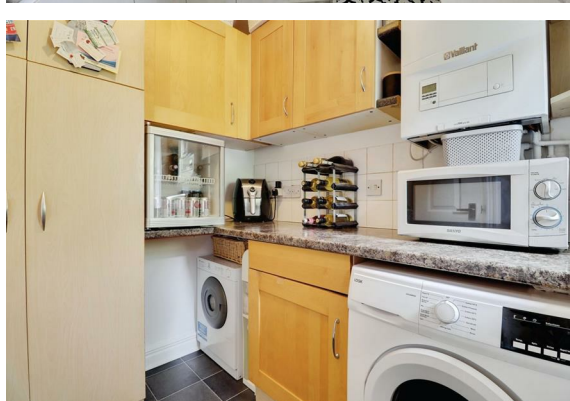
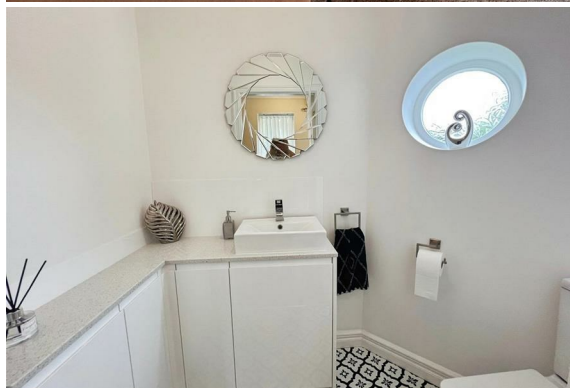
Nestled in the tranquil and sought-after Haydock Court, Silverdale, Newcastle, this four-bedroom detached house presents an exceptional opportunity for families in search of a stylish and comfortable residence. As you step inside, you are welcomed by a spacious entrance hall that leads to a newly renovated downstairs w.c., featuring a modern sink unit and elegant granite worktops.

The ground floor is designed for both relaxation and entertainment, boasting three inviting reception rooms. The charming living room, complete with a delightful fireplace, features French doors that open onto a beautifully landscaped garden, creating a seamless connection between indoor and outdoor living. Adjacent to the living room, the versatile dining room can serve as an intimate dining area or be opened up for a more expansive, open-plan feel. Additionally, a small study provides the perfect space for a playroom or home office, enhancing the practicality of this well-thought-out home.

The kitchen is a true highlight, offering ample cupboard space and a large window that frames a view of the garden. A convenient utility room, with a Dutch door leading to the outdoor area, further enhances the functionality of this delightful property.

Ascending to the first floor, you will discover four well-proportioned bedrooms. The master bedroom serves as a serene sanctuary, complete with built-in wardrobes and an ensuite shower room for added privacy. The second bedroom features a generous airing cupboard, while the guest bedroom comfortably accommodates a double bed and wardrobes. The fourth bedroom, currently used as a dressing room, can easily be reverted back to a bedroom to suit your needs. A family bathroom completes this level.

Outside, the property offers ample parking for up to three cars at the front, alongside a private garden that is beautifully enclosed with wooden fencing. The outdoor space features a large grassy area and a paved patio, ideal for entertaining or relaxation.



## Ground Floor

### Entrance Hall

17'8" x 9'10"

### Study/Playroom

9'2" x 6'3"

### W.C.

6'4" x 3'9"

### Kitchen

10'7" x 8'10"

### Utility Room

5'10" x 6'10"

### Living Room

11'6" x 16'4"

### Dining Room

9'8" x 9'11"

## First Floor

### Master Bedroom

17'4" x 10'4"

### Ensuite

4'9" x 6'9"

### Bedroom

6'10" x 7'6"

### Airing Cupboard

### Guest Bedroom

9'11" x 9'8"

### Bedroom Two

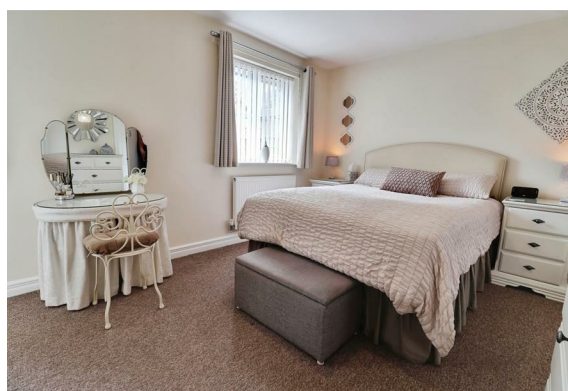
13'0" x 9'11"

### Bathroom

6'10" x 10'1"

### AML Disclosure

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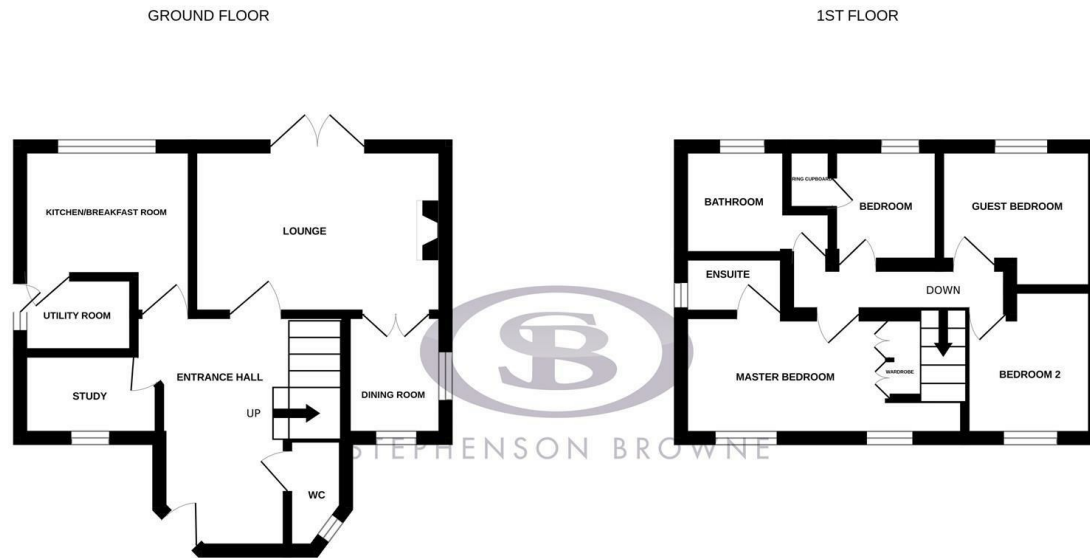


- Four Bedroom Detached Property
- Located On a Tranquil Cul-de-sac, Ideal For Families or Those Seeking a Quiet Setting
- Off Road Parking For Up To Three Cars With Electric Car Charger
- Large Rear Landscaped Garden
- Spacious Entrance Hall With W.C.
- CCTV And House Alarm
- Kitchen With Utility Room
- Two Bathrooms One Being A Ensuite Shower Room
- Ideal Family Home
- Council- Newcastle-Under-Lyme Tenure- Freehold Council Tax Band- D





# 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		76	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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