

100 Underwood Road, Silverdale, Newcastle, Staffs, ST5 6QF



Freehold Offers in excess of £110,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional 1950s semi-detached home, situated in this convenient Silverdale village location, which provides ease of access to local shops, schools and amenities. A particularly desirable feature of this home is that it backs onto Silverdale Cricket Club, providing a delightful open outlook to the rear and an attractive setting. As you would expect, this property offers the modern-day comforts of majority Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises entrance hall, through lounge and fitted kitchen/diner. To the first floor are two generous-sized bedrooms, along with a first-floor bathroom. Externally, the property offers gardens to both the front and rear aspects, with the rear garden enjoying the pleasant outlook over Silverdale Cricket Club.

Offering well-proportioned accommodation in a convenient village location, together with the benefit of the attractive rear outlook, this traditional semi-detached home is sure to appeal to a variety of purchasers.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN!

ENTRANCE HALL

With Upvc double glazed frosted front access door, pendant light fitting, smoke alarm, herringbone-design vinyl cushion flooring, panelled radiator, stairs to first floor landing, and doors lead off to rooms including:

THROUGH LOUNGE 4.85m x 3.15m (15'11" x 10'4")

With Upvc double-glazed windows to front and rear aspects, coving to ceiling, two three-lamp light fittings, feature fireplace with built-in living-flame coal-effect gas fire, two panelled radiators, TV aerial connection lead, and power points.



FITTED KITCHEN / DINER 5.46m x 3.76m reducing to 2.72m (17'11" x 12'4" reducing to 8'11")

With Upvc double glazed window to rear, frosted single glazed window to front, multi-glazed side access door, artex to ceiling, three-lamp light fitting, fluorescent tube light fitting, panelled radiator, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in stainless steel sink unit with chrome mixer tap above, ceramic splashback tiling, space for freestanding electric cooker, plumbing for automatic washing machine, space for tumble dryer, herringbone-design vinyl cushion flooring, built-in gas and electricity meter cupboards, an Ideal Logic gas combination boiler providing domestic hot water and central heating systems, power points, and door to:



UNDERSTAIRS STORE

Providing ample domestic storage space.

FIRST FLOOR LANDING

With Upvc double-glazed window to rear, access to loft space, pendant light fitting, and doors lead off to rooms including:



BEDROOM ONE 4.85m x 3.18m (15'11" x 10'5")

With Upvc double-glazed window to front, coving to ceiling, two pendant light fittings, panelled radiator, power points, and sliding wardrobe door revealing built-in wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO 3.02m x 2.79m (9'11" x 9'2")

With Upvc double-glazed window to front, pendant light fitting with fan assist, panelled radiator, power points, and door to built-in wardrobe providing ample domestic hanging space and storage space.



FIRST FLOOR BATHROOM 2.08m maximum x 1.70m (6'10" maximum x 5'7")

With Upvc double-glazed frosted window to rear, pendant light fitting, fully tiled walls with high-gloss white ceramic wall tiling, double panelled radiator, and a grey suite comprising low-level WC, pedestal sink unit, panelled bath unit with Triton T80Z electric shower above, and double panelled radiator.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls, along with concrete posts and timber fencing. A metal gate provides pedestrian access to the front of the property, with two lawn sections, stone chippings to borders, and mature shrubs.



REAR GARDEN

Bounded by concrete posts and timber fencing, with concrete pathways, lawn section, and raised beds with a wealth of mature shrubs and plants to borders.



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

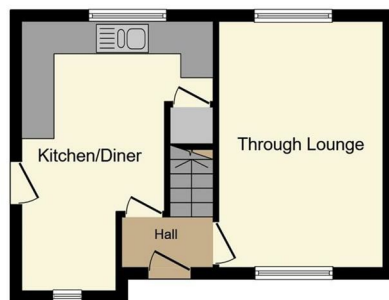
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

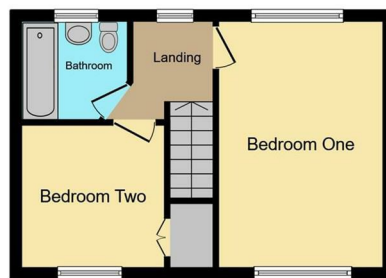
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



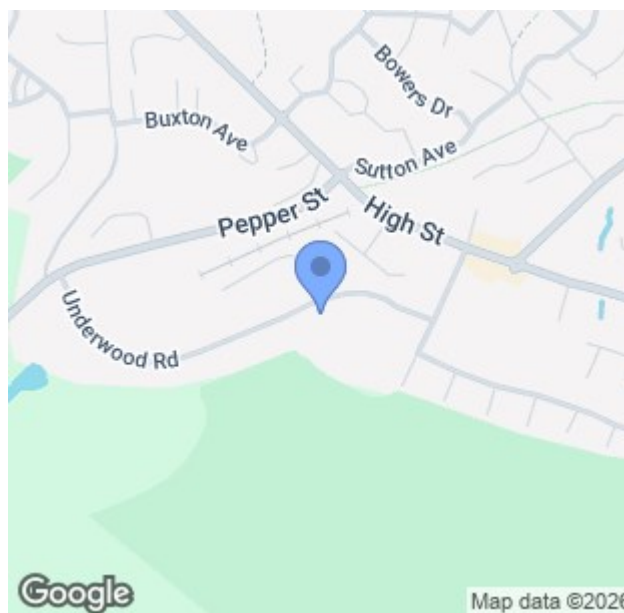
Ground Floor



First Floor

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

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS



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

