



46 Silverdale Grove | | NN10 6UG



Matthew
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Offers In The Region Of £274,995

A delightfully positioned and completely refurbished two double bedroom semi-detached dorma-bungalow with large driveway and low maintenance garden. Situated on a quiet road in a residential area in the town, the property offers a 'turn key' solution for those looking for something ready to move straight into. Offering a gas fired radiator heating system, recent rewire, and a superbly refitted kitchen and bathroom, neutral décor and floor coverings. Comprising a hallway, sitting room, kitchen, bathroom, two double bedrooms and insulated and boarded garage. Viewings recommended.

- Semi detached dorma-bunaglow on sought after road
- Large driveway
- Refitted kitchen and bathroom
- Immaculate order throughout
- Gas fired radiator heating system
- Close to Amenities

Part glazed composite door leading into

Entrance Hall

Radiator, LVT flooring, doors to all principal rooms,

Sitting Room

15'5" x 10'8" (4.70 x 3.27)

radiators, TV point and media wall/shelving, telephone point.

Bathroom

7'6" x 5'5" (2.31 x 1.66)

Fitted with a three piece suite including a low-level WC, hand basin with cabinetry beneath, bath with shower tap and screen to the side. Tiled splash areas, radiator and towel warming rail, downlighters, obscured window to the front.

Kitchen

14'0" x 6'6" (4.28 x 2.00)

Refitted with a contemporary range of cabinetry with wooden work surfaces. One and half bowl inset stainless sink with drainer, induction hob with extraction above and single electric oven sat to the side. Integrated dishwasher, washing machine and fridge freezer. LVT flooring, downlighters, window and door to rear.

First Floor Landing

Loft access hatch, doors to all principal rooms,

Bedroom One

15'6" x 9'9" (4.74 x 2.99)

Window to front, radiator, access to

En Suite

9'4" x 4'11" (2.87 x 1.52)

Fitted with a three piece suite including a low-level WC, hand basin with cabinets beneath, and walk in shower with screen to the side. Tiled splash areas, tiled flooring, downlighters, obscured window to the side.

Bedroom Two

10'2" x 9'7" (3.11 x 2.94)

Window to rear, radiator.

Outside

The property stands behind a large block paved drive with further access to the side which runs along the full length of the property. Pedestrian access to the rear garden and garage.

Rear Garden

Immediately abutting the rear of the property is a flagstone seating area, the majority of the garden is laid to lawn with planting to the borders, all enclosed with panelled fencing with pedestrian door to

Garage

Fully insulated and boarded, lighting and electric points, up and over door to front and pedestrian access to rear garden.

Material Information (Paragraph)

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

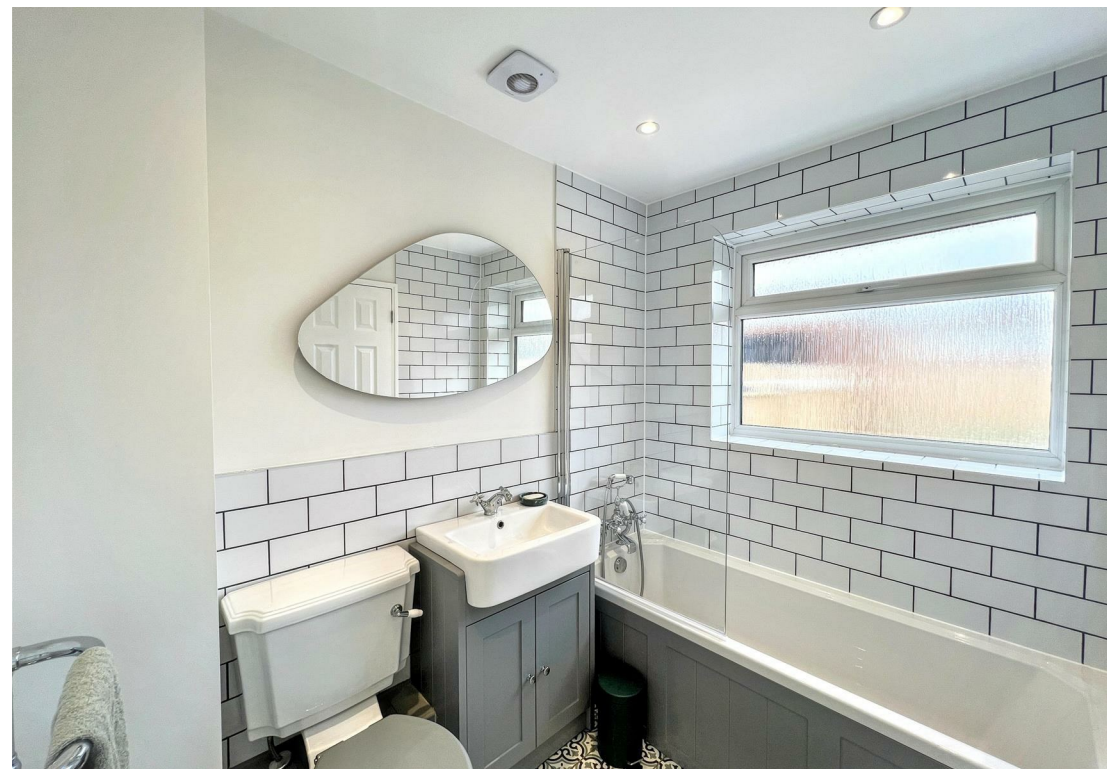
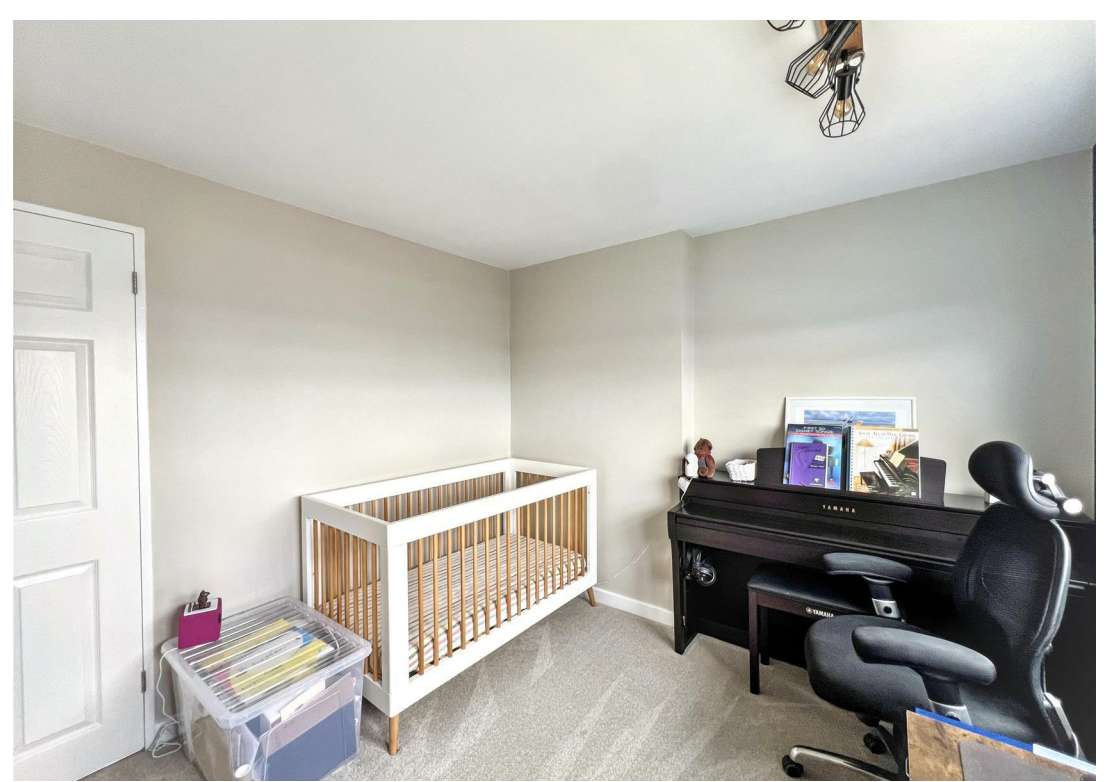
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





Further Information



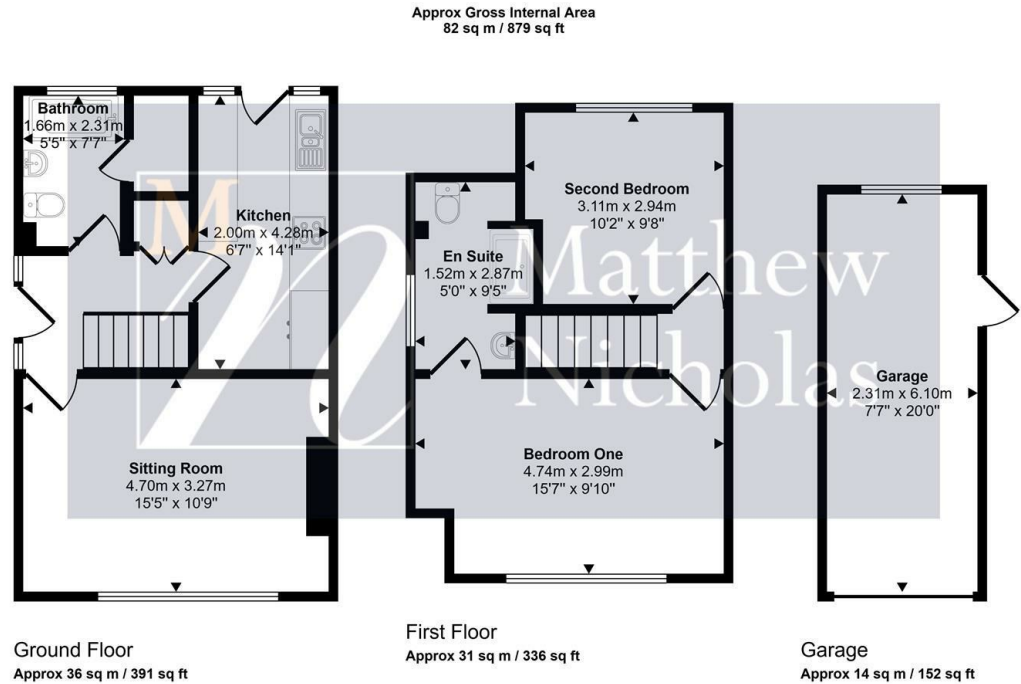
Local Authority: North Northamptonshire

Tax Band: B

Floor Area: 879.00 sq ft

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		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	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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