

## 24 Silverdale Road, Wolstanton, Newcastle, Staffordshire, ST5 8BH



**Freehold Offers in excess of £119,950**

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious fore courted Victorian terraced home situated in this convenient and popular Wolstanton Village location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A500. This property is in need of cosmetic updating however is enhanced with double glazing and gas central heating. In brief the accommodation comprises of entrance lobby, lounge, sitting room, fitted kitchen and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers a fore court, enclosed rear yard and a garden area which also provides off road parking for a vehicle. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE LOBBY

With part panelled part frosted front access door with double glazed skylight above, pendant light fitting, four double coat hooks and part panelled part double glazed door leads off to;

### LOUNGE 3.76m reducing to 2.54m x 3.43m (12'4" reducing to 8'4" x 11'3")

With double glazed window to front, pendant light fitting, single panelled radiator, ceramic tiled hearth and surround, Virgin Media connection point (subject to usual transfer regulations), four power points, door to built in electricity meter cupboard with consumer unit and meter etc and part panelled part glazed door leads off to;



### SITTING ROOM 3.71m x 3.76m (12'2" x 12'4")

With double glazed window to rear, pendant light fitting, double panelled radiator, TV aerial point and Virgin Media connection point (subject to usual transfer regulations), four power points, original quarry tiled flooring, built in storage cupboard providing shelving and storage space, stairs to first floor landing, door to kitchen and access leads off to;



## CELLAR

With original stillage, pendant light fitting and shelving space.

## FITTED KITCHEN 3.15m x 1.98m (10'4" x 6'6")

With double glazed window to side, four lamp LED spotlight fitting, frosted side access door, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space with round edge work surface, built in four ring gas hob unit with oven beneath and extractor hood above, ceramic splash back tiling, plumbing for automatic washing machine, built in stainless steel sink unit with chrome mixer tap, quarry tiled flooring, double panelled radiator, spurs for appliances and seven power points.



## FIRST FLOOR LANDING

With battery mains smoke alarm, two pendant light fittings, two power points, single panelled radiator and door to;



### **BEDROOM ONE (FRONT) 3.43m x 3.76m (11'3" x 12'4")**

With double glazed window to front, pendant light fitting, single panelled radiator, original cast iron fire surround, four power points and door to built in wardrobe providing ample domestic hanging and storage space etc.



### **BEDROOM TWO 2.87m x 3.76m (9'5" x 12'4")**

With double glazed window to rear, pendant light fitting, single panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and four power points.



## FIRST FLOOR BATHROOM 3.00m x 1.96m (9'10" x 6'5")

With access to loft space, pendant light fitting, white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and thermostatic direct flow shower above, ceramic splash back tiling in mosaic tile effect, vinyl cushioned flooring, door to built in airing cupboard with copper hot water cylinder and ample domestic drying and storage space etc.



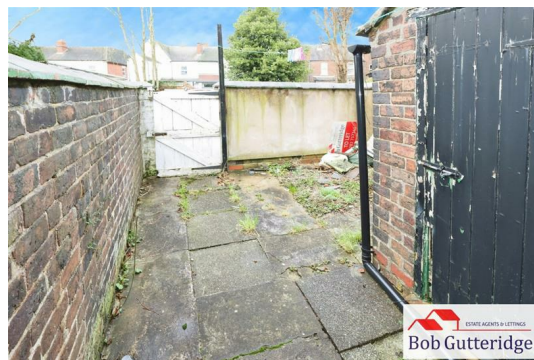
## EXTERNALLY

### FORE COURT

With steps leading to the front of the property, a mature hedge to border and access to the front of the property.

### ENCLOSED REAR YARD

Bounded by garden brick walls with flagged yard providing ease of maintenance and access provides off to external storage sheds providing external storage space etc.



### REAR GARDEN

With flagged area providing off road parking for vehicle and lawn section.



### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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

