Louis Taylor









Vicarage Cottage | Silverdale | Newcastle | ST5 6QJ £275,000

DETACHED PERIOD COTTAGE, MODERNISATION REQUIRED, GREAT LOCATION, NO UPWARD CHAIN.

This impressive period cottage occupies an extensive plot within a popular residential location. The property requires selective modernisation throughout offering potential purchasers the unique opportunity to create their ideal home.

Local amenities, schools, Keele University, commuter and transport networks are all within easy reach.

The accommodation comprises, entrance hall, lounge, dining room, kitchen, two double bedrooms and a bathroom.

Externally there is a driveway, garage and extensive gardens, mainly laid to lawn with an abundance of mature trees, plants and shrubs. No upward chain, viewings are strongly recommended.





Property Description

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ENTRANCE HALL
Entrance door and windows to the rear elevation, radiator and a tiled floor.

LOUNGE
15' 10" x 12' 4" (4.83m x 3.76m) Wall mounted gas fire, radiator, tiled floor, hardwood double glazed windows to the side and rear elevations.

DINING ROOM
16' x 9' 5" (4.88m x 2.87m) Feature exposed brick fireplace, radiator, tiled floor, pantry, hardwood double glazed windows to the front and rear elevations.

KITCHEN
10' 9" x 8' 1" (3.28m x 2.46m) Fitted base and matching wall units, work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Radiator, tiled floor and hardwood double glazed window to the front elevation.

FIRST FLOOR LANDING
Radiator and hardwood double glazed window to the side elevation.

MASTER BEDROOM
15' 11" x 12' 6" (4.85m x 3.81m) Radiator and hardwood double glazed window to the side elevation.

BEDROOM TWO
11' 7" x 9' (3.53m x 2.74m) Walk in storage cupboard, radiator and hardwood double glazed window to the rear elevation.

BATHROOM
11' 8" x 9' 1" (3.56m x 2.77m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level w/c. Loft access, radiator and hardwood double glazed window to the rear elevation.

EXTERIOR
Externally there is a driveway, garage, brick built store (potential outside w/c) and extensive gardens, mainly laid to lawn with an abundance of mature trees, plants and shrubs.

GENERAL INFORMATION
Viewings
By prior arrangement with Louis Taylor.
Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings
Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fitments, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements
Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fitments you should always have the areas measured by the appropriate supplier.

Photos
Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure
(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation
To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).
42/60/31





Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements