



STEPHENSON BROWNE

**Silverdale Road,  
Wolstanton, Newcastle-  
Under-Lyme  
ST5 8BH**



Offers Over £138,000

# DESCRIPTION

## CHAIN FREE!

Situated in the popular residential area of Wolstanton, this well-presented two-bedroom mid-terrace property offers spacious accommodation throughout and is an excellent opportunity for first-time buyers or investors alike.

Set back from the road with steps leading to the front entrance, the property welcomes you into an entrance hall. To the front is a versatile reception room, ideal as a cosy lounge, dining room, home office or snug. To the rear is a second generous reception room, perfect as the main living or dining area, complete with access to a useful downstairs storage cupboard. The property also benefits from a small cellar, providing useful additional storage.

The galley-style kitchen is located at the rear of the property and leads through to a practical storm porch, providing access to the enclosed rear courtyard.

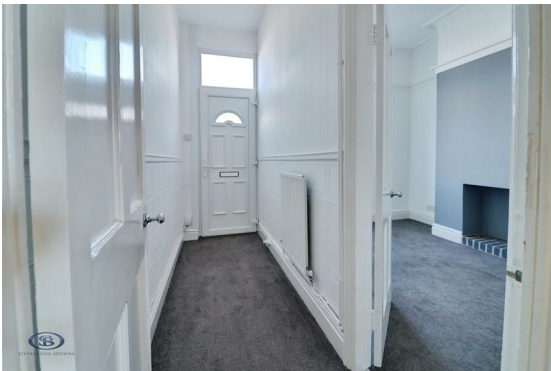
Upstairs, the property boasts two well-proportioned double bedrooms, with the principal bedroom benefiting from a useful built-in storage cupboard. A particular highlight is the spacious first-floor bathroom, which also features an airing cupboard, offering excellent storage and practicality.

One of the standout features of this property is the detached garage to the rear, along with a private allotment beyond. This is an exceptionally rare benefit for a mid-terrace home and provides fantastic storage, secure parking, or potential for gardening enthusiasts.

Located close to local amenities, schools, transport links and Newcastle-under-Lyme town centre, this charming home combines



generous living space with unique outdoor features, including a cellar, detached garage and private allotment, making it an ideal choice for first-time buyers looking for something a little different.



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

3'5" x 11'3"

### Lounge

11'4" x 8'6"

### Lounge/Diner

12'5" x 12'4"

### Understairs Storage

### Kitchen

6'4" x 10'0"

### Storm Porch

5'4" x 3'10"

## First Floor

### Bedroom One

12'5" x 11'4"

### Storage Cupboard

### Bedroom Two

12'3" x 9'4"

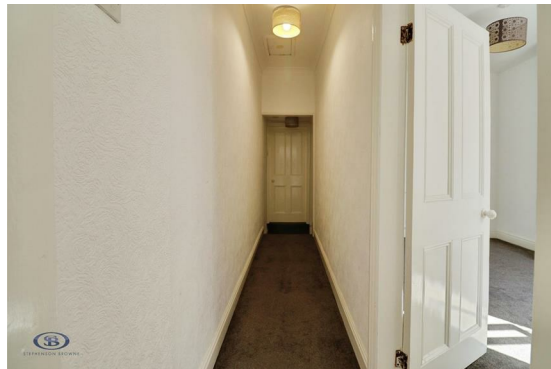
### Bathroom

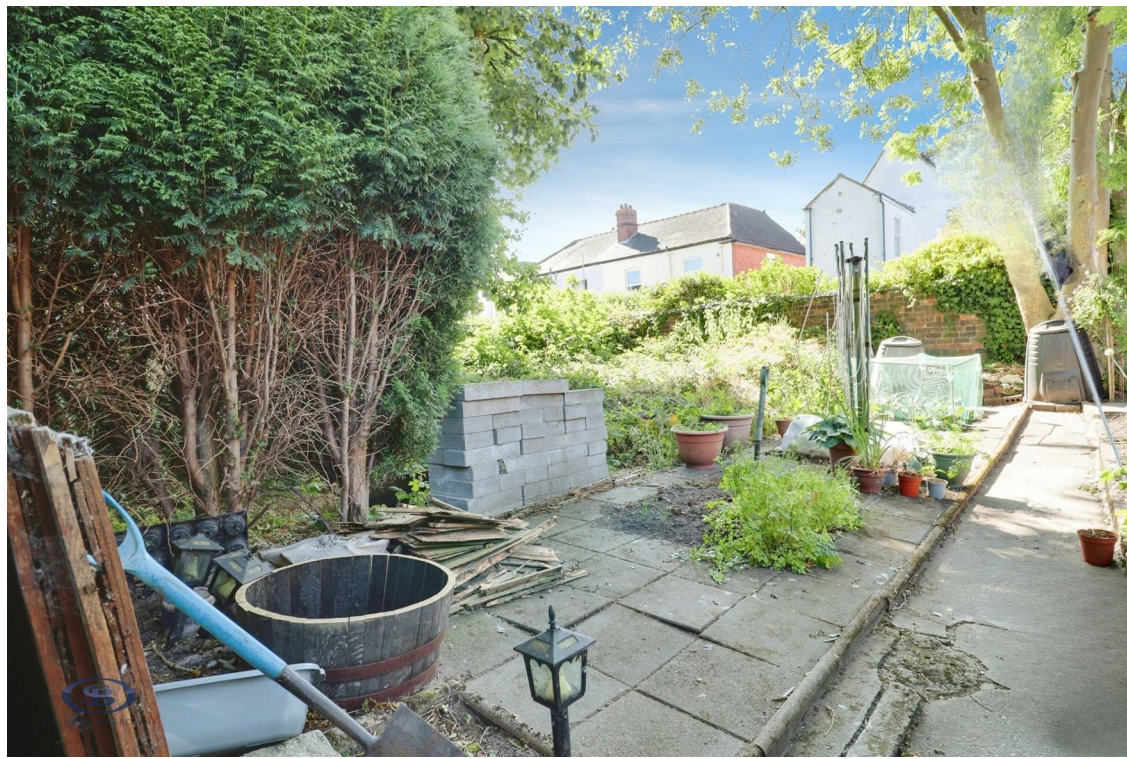
6'5" x 9'2"

### Detached Garage

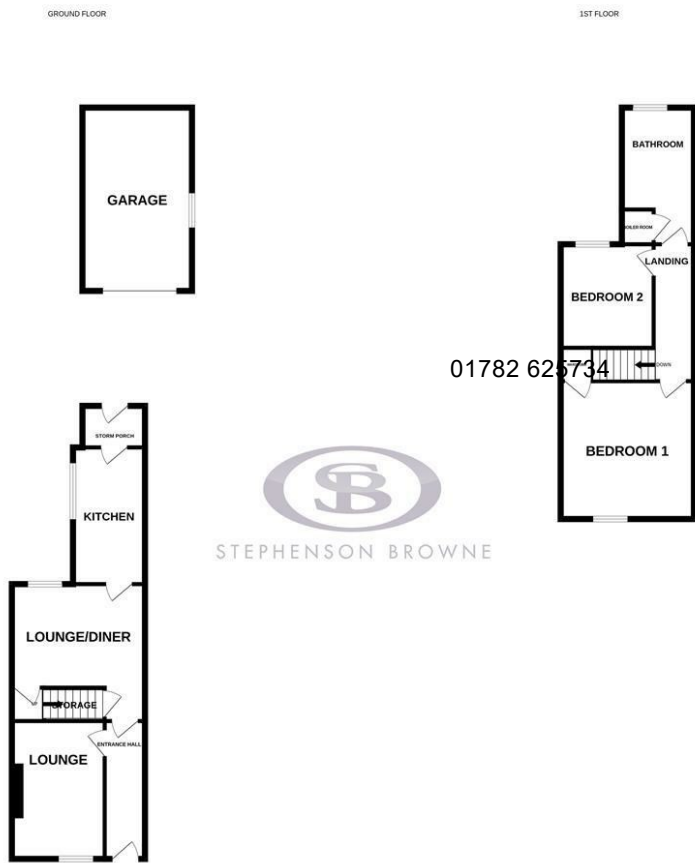
### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





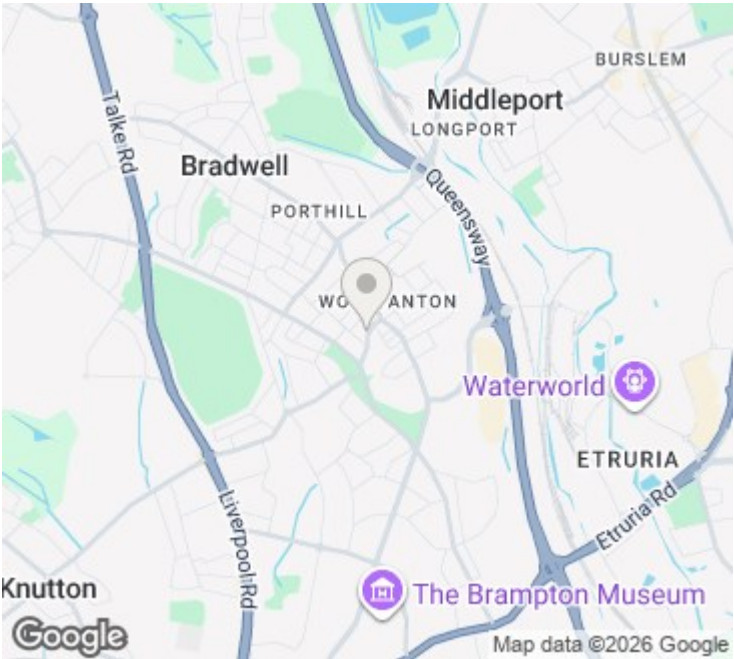
# Floorplans



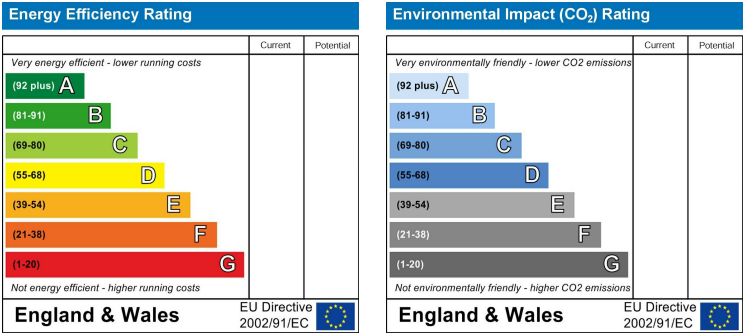
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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



# EPC Rating



## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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