2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

# 11 Silverdale Road, Wolstanton, Newcastle, ST5 8BQ










## Freehold £189,950

**Bob Gutteridge Estate Agents are delighted to bring to the market this desirable Victorian elevated terraced home, ideally situated within this ever-popular and convenient Wolstanton village location. The property enjoys ease of access to a range of local shops, schools, doctors and amenities, whilst also offering excellent road links to the A500. This desirable and spacious home offers a generous layout of accommodation, further enhanced by the modern-day comforts of Upvc double glazing and gas central heating. In brief, the accommodation comprises: entrance hall, cellar, bay-fronted sitting room, separate lounge, fitted kitchen/breakfast room, whilst to the first floor are three generous bedrooms, together with a first floor shower room and separate WC. Externally, the property offers a fore court to the front, whilst to the rear is an enclosed yard with brick store and detached sectional garage, providing useful off-road parking.**

**We can also confirm that this home is being sold with the additional benefit of NO VENDOR UPWARD CHAIN !**

## ENTRANCE HALL

With composite double-glazed frosted front access door with inset lead pattern, frosted double-glazed panels to the sides and skylight, artexed walls and ceiling, coving, two light fittings, stairs to the first-floor landing, panelled radiator, and power points. Doors lead off to rooms including:




## CELLAR 3.94m x 1.85m plus recess (12'11" x 6'1" plus recess)

With wall light fitting, shelving and storage space, and steps leading down to the cellar, which also benefits from pendant light fitting, heat detector, gas meter, and original stillage.

## BAY FRONTED SITTING ROOM 3.99m plus bay x 4.17m (13'1" plus bay x 13'8")

With Upvc double-glazed bay window to front, artexed walls and ceiling, coving, panelled radiator, feature stone fireplace with gas fire, TV aerial connection point, built-in storage cupboard, built in electricity meter cupboard and two double wall light fittings.









## SEPARATE LOUNGE 4.27m x 3.96m (14'0" x 13'0")

With Upvc double-glazed window to rear, artexed walls and ceiling, coving, pendant light fitting, panelled radiator, Openreach internet connection point (subject to usual transfer regulations), feature fireplace surround with marble hearth and insert, together with gas fire, and power points.







## FITTED KITCHEN / BREAKFAST ROOM 3.89m x 3.20m (12'9" x 10'6")

With Upvc double-glazed frosted side access door, Upvc double-glazed window to side, artexed walls and ceiling, fluorescent light fitting, coving to ceiling, heat detector, a range of solid wood base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, granite effect work surface incorporating a built-in resin one-and-a-half-bowl sink unit with chrome mixer tap above, built-in Belling four-ring gas hob with oven beneath, ceramic splashback tiling with decorative border and patterned tiles, integrated fridge and freezer, tile-effect laminate flooring, panelled radiator, and power points.







## FIRST FLOOR LANDING

With coving to ceiling, smoke alarm, pendant light fitting, Artex-finished walls and ceiling, and a door to a built-in storage cupboard providing ample domestic storage space. Doors lead off to rooms including:



**BEDROOM ONE (REAR) 4.27m x 4.17m to chimney breast (14'0" x 13'8" to chimney breast)**

With Upvc double-glazed window to rear, pendant light fitting, coving, artexed finished walls and ceiling, BT telephone extension, panelled radiator, power points, and built-in wardrobes providing ample domestic hanging and storage space.










**BEDROOM TWO (FRONT) 3.96m x 3.25m to chimney breast (13'0" x 10'8" to chimney breast)**

With Upvc double-glazed window to front, artexed finish to walls and ceiling, coving, pendant light fitting, panelled radiator, power points, and built-in wardrobes providing ample domestic hanging and storage space.






**BEDROOM THREE (FRONT) 3.07m plus door recess x 1.98m (10'1" plus door recess x 6'6")**
With Upvc double-glazed window to front, artex-finished walls and ceiling, pendant light fitting, and power points.







**SEPARATE WC 1.75m x 0.89m (5'9" x 2'11")**
With Upvc double-glazed frosted window to side, enclosed light fitting, white low-level WC, fully tiled walls with high-gloss ceramic wall tiling and decorative border tile, vinyl cushion flooring, and panelled radiator.




**FIRST FLOOR BATHROOM 3.15m x 2.95m (10'4" x 9'8")**
With Upvc double-glazed window to side, enclosed light fitting, fully tiled walls with modern ceramic wall tiling and decorative border tile, panelled radiator, and a white suite comprising panelled bath with chrome mixer tap above, pedestal sink unit with chrome mixer tap above, and corner glazed shower cubicle with thermostatic direct-flow shower. A door leads to a built-in boiler cupboard housing a Glow-worm Hideaway gas boiler providing domestic hot water and central heating, together with copper hot water cylinder, PVC cold water tank, and ample domestic drying and storage space.






## EXTERNALLY




## FORE COURT

Set behind a walled frontage with steps leading to the front of the property and a paved area providing ease of maintenance.

## REAR YARD

With a timber gate providing pedestrian access to the rear of the property, paved pathways with stone chipping to border and an external brick store providing ample external storage space. Access leads off to;









## EXTERNAL UTILITY ROOM 3.18m x 2.41m (10'5" x 7'11")

With Upvc double-glazed frosted side access door, Upvc double-glazed window to rear, fluorescent tube light fitting, base-mounted storage cupboards providing ample domestic storage space, plumbing for automatic washing machine, space for condenser dryer, stainless-steel sink unit with mixer tap above, ceramic splashback tiling, ceramic tiled flooring, cold water feed, and power points.




## GARDEN BRICK STORE 1.55m x 0.99m (5'1" x 3'3")

With timber front access door and ample domestic external storage space.




## DETACHED SECTIONAL GARAGE 4.90m x 2.41m (16'1" x 7'11")

With up-and-over front access door, two glazed windows to the side, and ample domestic external storage space.

## COUNCIL TAX

Band 'B' 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 or 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.

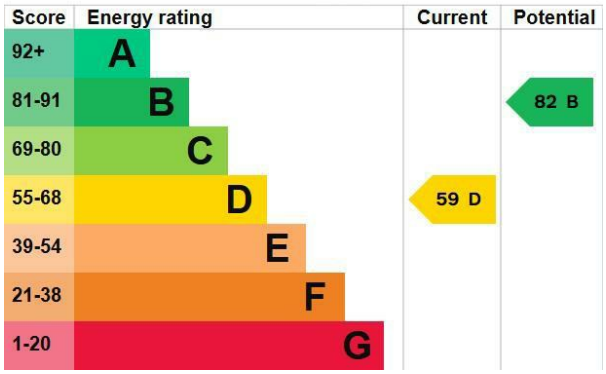
Silverdale Road, Newcastle




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




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.