

33 Newcastle Street, Silverdale, Newcastle, Staffs, ST5 6PQ



Freehold Offers in excess of £160,000

Bob Gutteridge Estate Agents are delighted to bring to the market this semi detached home situated in the heart of Silverdale which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. As you would expect this home offers the modern-day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, full width lounge/dining room, fitted kitchen and to the first floor are three generous bedrooms along with a fully tiled first floor bathroom. Externally the property offers gardens to both front and rear along with off road parking and a detached sectional garage. We can also confirm that this property is being sold with the advantage of No Vendor Chain!

ENTRANCE HALL

With composite double glazed frosted side access door, artex to ceiling, coving, two three lamp light fittings, smoke alarm, vinyl cushion flooring, double panelled radiator, stairs to first floor landing, double doors reveal recess under staircase providing storage space and doors lead off to rooms including;



DOWNSTAIRS WC 1.80m x 0.84m (5'11" x 2'9")

With Upvc double glazed frosted window to side, pendant light fitting, half wood panelling to walls, low level WC, ceramic tiled flooring and wall mounted sink unit.



FULL WIDTH LOUNGE/DINING ROOM 6.25m x 3.33m (20'6" x 10'11")

With Upvc double glazed sliding patio door to rear, Upvc double glazed window to rear, artex to ceiling, coving, two three lamp light fittings, two panelled radiators, feature fireplace with stove effect electric fire, TV aerial connection socket, two brass and glass wall light fittings and power points.



FITTED KITCHEN 3.30m x 2.36m (10'10" x 7'9")

With Upvc double glazed window to front, artex to ceiling, florescent tube light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in bowl and a half plasticised sink unit with chrome mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, fully tiled in high glaze white wall ceramics with decorative border tile and random pattern tile, vinyl cushion flooring, double panelled radiator and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to front, three lamp light fitting, artex to ceiling, coving and doors lead off to rooms including;



BUILT IN STORE

With pendant light fitting providing ample domestic shelving and storage space.

BEDROOM ONE (REAR) 3.07m x 3.43m (10'1" x 11'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, built in wardrobes providing ample domestic hanging and storage space and power points.



BEDROOM TWO 3.40m x 3.12m (11'2" x 10'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 3.33m x 1.85m (10'11" x 6'1")

With Upvc double glazed windows to side and front aspects, three lamp light fitting, panelled radiator, vinyl cushion flooring and power points.



FIRST FLOOR BATHROOM 2.41m x 1.65m plus door recess (7'11" x 5'5" plus door recess)

With Upvc double glazed frosted window to front, three lamp light fitting, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with electric Triton shower, fully tiled with marble effect wall ceramics with inset decorative mosaic border tile, panelled radiator, vinyl cushion flooring and door to built in airing cupboard housing the copper water cylinder along with ample domestic drying space.

FORE GARDEN

With lawn section to frontage with mature shrubs and plants, a flagged driveway provides off road parking with double metal gates providing further vehicular access to the side of the property along with access off to;



REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing patio and sitting space, tiered up with a wealth of mature shrubs and plants to borders along with access leading off to;



DETACHED SECTIONAL GARAGE

With metal up and over door, glazed window to 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 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

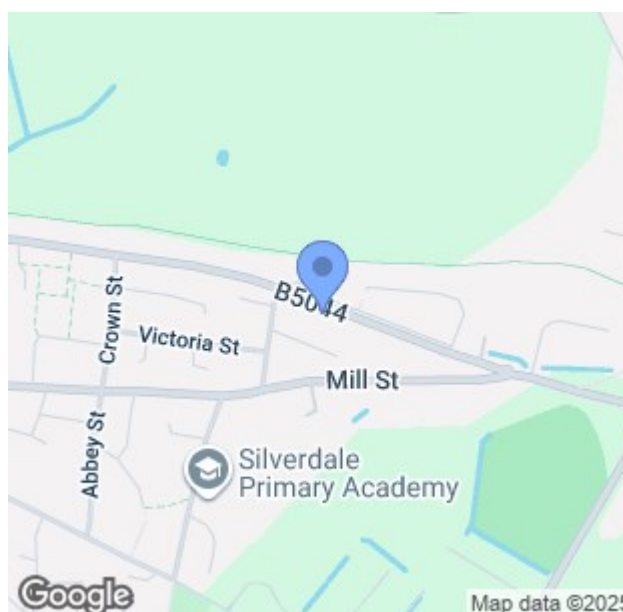
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		81 B
69-80	C		
55-68	D	62 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

