

## 113 Sutton Avenue, Silverdale, Newcastle, Staffs, ST5 6TA



**Freehold Offers in excess of £240,000**

Bob Gutteridge Estate Agents are delighted to bring to market this beautifully presented modern day link-detached home in this desirable Silverdale location. As you would expect, the property benefits from the modern day comforts of Upvc double glazing along with gas central heating and solar water heating. The property comprises of entrance hall, spacious lounge, fitted kitchen, dining / utility room, downstairs w.c. and to the first floor are three generous bedrooms along with a first floor bathroom and an en-suite shower room. Externally the property offers driveway parking for two vehicles along with an enclosed rear garden. This property is conveniently located in the village of Silverdale where local shops, schools and amenities can all be located. Viewing Essential !

#### **ENTRANCE LOBBY 4.98m x 1.88m (16'4" x 6'2" )**

With Upvc composite double glazed front access door, two three-lamp spotlight fittings, double panelled radiator, Honeywell digital thermostat, power points, built-in storage cupboard providing ample domestic storage space, and doors leading off to;



## LOUNGE 4.45m x 4.83m (14'7" x 15'10")

With Upvc double glazed patio doors to rear, two four-lamp spotlight fittings, double panelled radiator, digital thermostat, wood effect vinyl flooring, feature fitted electric fire, TV aerial connection point, phone line/ADSL connection point and power points.



## DINING / UTILITY ROOM 3.12m x 3.38m (10'3" x 11'1")

With additional recess for door, Upvc composite double glazed rear access door, Upvc double glazed window to rear, three-lamp spotlight fitting, loft access, double panelled radiator, square edge worktop, built-in bowl and a half sink unit with mixer tap above, space for automatic washing machine, space for condenser dryer, power points and door leading off to;



### **INTEGRAL STORE (FORMER GARAGE) 3.25m x 2.16m (10'8" x 7'1")**

With metal up and over garage door, two pendant light fittings and power points.

### **FITTED KITCHEN 2.82m x 3.58m (9'3" x 11'9")**

With Upvc double glazed window to front, four-lamp spotlight fitting, single panelled radiator, ceramic tiled flooring, a range of base and wall mounted kitchen storage cupboards providing ample domestic storage space, round edge worktop, built-in bowl and a half sink unit with mixer tap above, built-in Neff electric fan oven, built-in Neff four-ring gas hob with extractor hood above, space for fridge/freezer, space for automatic dishwasher, electricity consumer unit and a Potterton Promax SL system boiler providing the domestic heating systems.



### **DOWNSTAIRS WC 1.88m x 1.30m (6'2" x 4'3" )**

With two-lamp spotlight fitting, extractor fan, single panelled radiator, a white suite comprising low-level dual flush WC and pedestal sink unit.



## FIRST FLOOR LANDING

With three-lamp spotlight fitting, loft access, smoke alarm, built-in storage cupboard providing ample domestic storage space, airing cupboard housing hot water cylinder providing the domestic hot water systems with additional solar hot water heating, and doors leading off to;



## BEDROOM ONE (FRONT) 3.38m x 3.63m (11'1" x 11'11" )

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, built-in storage cupboards providing ample domestic storage space, power points, and door leading off to;



### EN SUITE SHOWER ROOM 1.19m x 2.03m (3'11" x 6'8")

With Upvc double glazed frosted window to front, enclosed light fitting, extractor fan, a white suite comprising low-level dual flush WC, pedestal sink unit, and glazed shower enclosure with thermostatic flow shower and separate hand attachment, white ceramic splashback tiling, single panelled radiator and shaver socket.



### BEDROOM TWO (REAR) 2.51m x 3.99m (8'3" x 13'1" )

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



### **BEDROOM THREE (REAR) 2.87m x 2.18m (9'5" x 7'2")**

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



### **FIRST FLOOR BATHROOM 2.39m x 1.98m (7'10" x 6'6")**

With enclosed light fitting, extractor fan, double panelled radiator, a white suite comprising low-level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and separate hand attachment above.



### **EXTERNALLY**

#### **FRONT GARDEN**

With built-in meter cupboard housing gas meter and driveway parking for up to two vehicles.

## ENCLOSED LANDSCAPED REAR GARDEN

Bounded by concrete posts and timber fencing, with stone flag paving and patio area providing ample domestic patio and sitting space, plum slate chipping, mature shrubbery, and outdoor taps.



## COUNCIL TAX

Band 'C' 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.

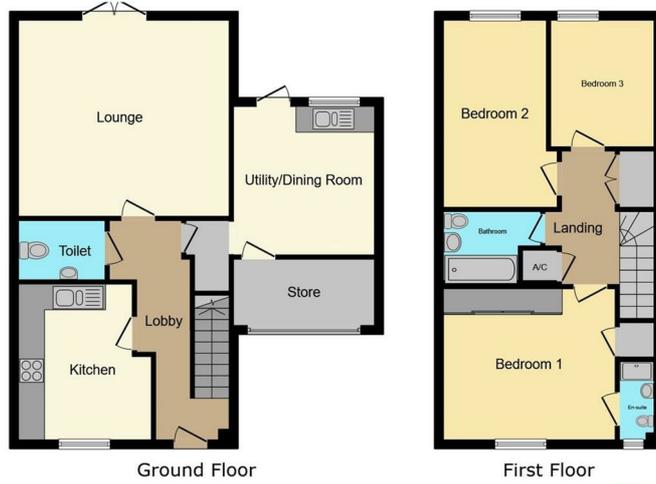
## SERVICES

Main services of gas, electricity, water and drainage are connected.

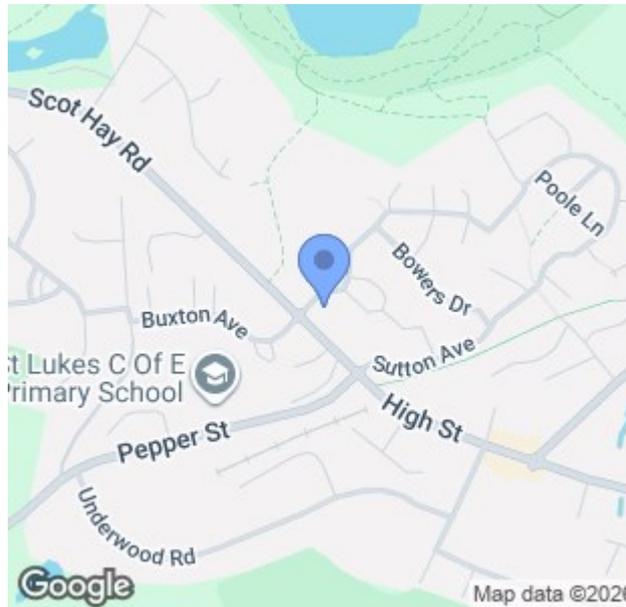
## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

113, Sutton Avenue, Newcastle, Silverdale, ST5 6TA, GB



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



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 |

