

20 Tunbridge Drive, Silverdale, Newcastle, Staffs, ST5 6QU



Freehold £125,000

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious and up to date semi detached home situated in this popular Silverdale location which provides ease of access to local shops, schools and amenities as well as offering good road links to Keele University and Newcastle Town Centre. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, spacious full width lounge, fitted kitchen, ground floor bathroom and to the first floor are three generous sized bedrooms along with a separate first floor WC. Externally the property offers gardens to front and rear. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted side access door, pendant light fitting, battery and mains smoke alarm, panelled radiator, stairs to the first-floor landing and doors leading off to rooms including:



FULL WIDTH LOUNGE 5.51m reducing to 4.55m x 3.00m (18'1" reducing to 14'11" x 9'10")

With Upvc double-glazed window to front, pendant light fitting, panelled radiator, power points, door to under-stair storage cupboard providing ample domestic storage space, TV aerial connection lead and BT telephone point (In accordance with usual transfer regulations).



FITTED KITCHEN / DINER 3.63m x 3.02m (11'11" x 9'11")

With Upvc double-glazed window to rear, three-lamp light fitting, a Main gas combination boiler providing the domestic hot water and central heating systems, a range of base and wall-mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite-effect with built-in stainless steel sink unit with mixer tap above, built-in Lamona four-ring electric ceramic hob unit with oven beneath, ceramic splashback tiling, vinyl cushion flooring, space for fridge/freezer, space for condenser dryer, plumbing for automatic washing machine, panelled radiator, power points and door to built-in storage cupboard.



GROUND FLOOR BATHROOM 1.70m x 1.14m (5'7" x 3'9")

With Upvc double-glazed frosted window to side, enclosed light fitting, extractor fan, panelled radiator, a white suite comprising of pedestal sink unit, panel bath unit with Triton Madrid electric shower above, ceramic splashback tiling and vinyl cushion flooring.



FIRST FLOOR LANDING

With Upvc double-glazed window to side, pendant light fitting, access to loft space, panelled radiator, power point and doors to rooms including:



BEDROOM ONE (REAR) 3.58m x 3.38m (11'9" x 11'1")

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



BEDROOM TWO (FRONT) 3.66m reducing to 2.67m x 2.97m (12'0" reducing to 8'9" x 9'9")

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



BEDROOM THREE (REAR) 3.48m reducing to 2.57m x 1.80m (11'5" reducing to 8'5" x 5'11")

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



FIRST FLOOR WC 1.70m x 0.79m (5'7" x 2'7")

With Upvc double-glazed frosted window to side, pendant light fitting, a white suite comprising low-level WC, corner sink unit with taps above and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete/timber posts and timber fencing, a timber gate provides pedestrian access to the front of the property, concrete pathways, two lawn sections with shrubs borders and access leading alongside the property to:



REAR GARDEN

Bounded by garden brick walls along with concrete post-and-timber fencing, paved and concrete areas for ease of maintenance which provides ample patio and sitting space along with ease of maintenance.



COUNCIL TAX

Band 'A' 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.

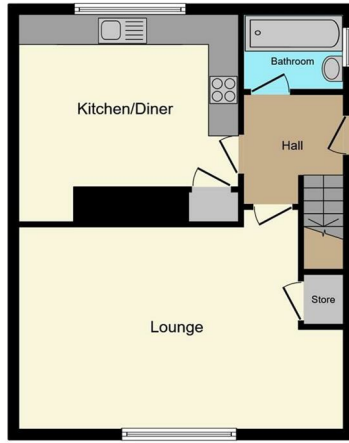
SERVICES

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.

20 Tunbridge Drive, Newcastle, ST5 6QU



Ground Floor



First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	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

