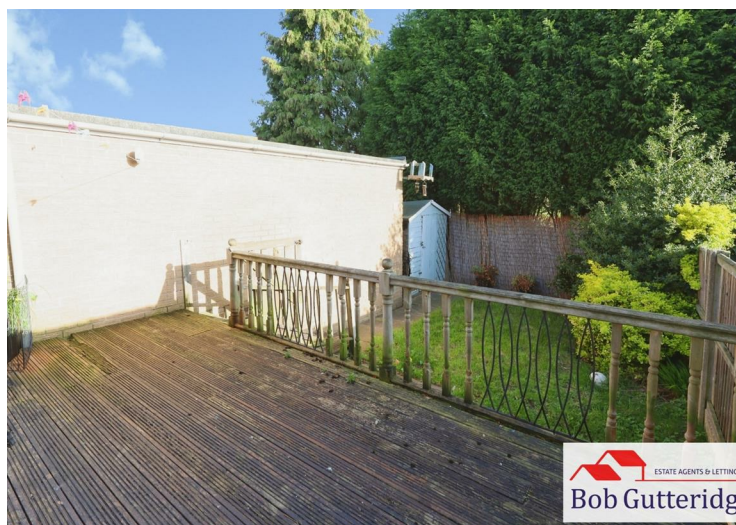


28 Hayfield Road, Silverdale, Newcastle, Staffs, ST5 6RU



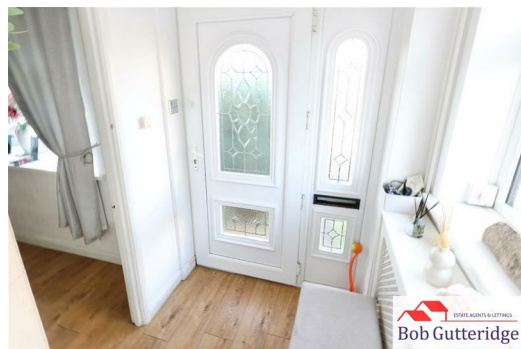
Freehold £175,000

Bob Gutteridge Estate Agents are pleased to present to the market this semi-detached home, situated within the popular and convenient village location of Silverdale. Offering easy access to local shops, schools and everyday amenities, the property is also well placed for access to the A34, making it an excellent choice for commuters and first-time buyers alike. This home presents an exciting opportunity for purchasers looking to put their own stamp on a property. While requiring general cosmetic updating, it already benefits from modern essentials including Upvc double glazing and gas combination central heating. The accommodation is well proportioned and comprises an entrance lobby, lounge, separate dining room, and a fitted kitchen to the ground floor. To the first floor are three bedrooms, a family bathroom, and a useful loft space offering additional flexibility. Externally, the property enjoys gardens to both the front and rear, providing outdoor space for relaxation or future enhancement, along with off-road parking and a brick-built garage.

An excellent first time purchase or investment opportunity with fantastic potential—early viewing is strongly advised.

ENTRANCE LOBBY

With Upvc double glazed frosted front access door incorporating inset lead pattern, frosted glazed side panel with inset lead pattern, and Upvc double glazed window to side with inset lead pattern to skylight, artex to ceiling, pendant light fitting, panelled radiator, oak effect laminate flooring, stairs to first floor landing and door leading off to;



LOUNGE 4.60m x 3.78m (15'1" x 12'5")

With Upvc double glazed bow window to front incorporating inset lead pattern to skylight, coving to ceiling, two pendant light fittings, double panelled radiator, oak effect laminate flooring, recessed chimney area, TV aerial connection point, power points, door to under-stairs storage cupboard providing ample shelving and storage space, and access leading off to:



DINING ROOM 2.62m x 2.39m (8'7" x 7'10")

With Upvc double glazed sliding patio doors to rear, coving to ceiling, four-lamp light fitting, oak effect laminate flooring, BT telephone extension (subject to usual transfer regulations), double panelled radiator, and power points.



FITTED KITCHEN 2.69m x 2.18m (8'10" x 7'2")

With Upvc double glazed window to rear, coving to ceiling, three-lamp light fitting, a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, round edge work surfaces, inset stainless steel sink unit with mixer tap, space for freestanding gas cooker, plumbing for automatic washing machine, space for under counter fridge, power points, vinyl tile flooring, and a Worcester gas combination boiler providing the domestic hot water and central heating.



FIRST FLOOR LANDING

With Upvc double glazed window to side incorporating inset lead pattern to skylight, artex to ceiling, access to loft space, built-in storage cupboard providing shelving, and doors leading off to:



BEDROOM ONE (FRONT) 3.94m x 2.84m (12'11" x 9'4")

With Upvc double glazed window to front incorporating inset lead pattern to skylight, panelled radiator, and power points.



BEDROOM TWO (REAR) 3.45m x 2.21m (11'4" x 7'3")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, stripped and treated floorboards, power points, and bi-fold door revealing built-in wardrobe providing ample hanging and storage space.



BEDROOM THREE (FRONT) 2.26m x 1.80m (7'5" x 5'11")

With Upvc double glazed window to front, coving to ceiling, three-lamp light fitting, panelled radiator, oak effect laminate flooring, and retractable aluminium ladder providing access to a useful loft space with double glazed Velux-style window to rear and power supply connected.



FIRST FLOOR BATHROOM 2.54m x 1.52m (8'4" x 5'0")

With Upvc double glazed frosted window to rear, fully tiled in high glazed white wall ceramics, a white suite comprising of low level WC, pedestal sink unit with mixer tap above, "P" shaped bath/shower unit, wood effect laminate flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by mature hedging with lawn section and shrubs to borders, a tarmac driveway runs alongside the property providing off road parking.

REAR GARDEN

An enclosed rear garden bounded by mature hedges and concrete post and timber fencing, featuring a timber decked patio area providing ample seating space, stepping down to a lawn with mature shrubs and plants to borders, and access to;



BRICK GARAGE

With up and over door and providing ample external storage.

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.

28, Hayfield Road, Newcastle, ST5 6RU, 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

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS



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



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