

5 Ellams Place, Silverdale, Newcastle, Staffs, ST5 6EF



Freehold Offers in excess of £135,000

Bob Gutteridge Estate Agents are pleased to bring to the market this well-presented and up-to-date semi-detached home, situated within the ever-popular and convenient location of Silverdale. The property provides ease of access to local shops, schools, and amenities, whilst also offering good road links to Keele University and excellent access to the A34. As expected, this home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance lobby, lounge, fitted kitchen, utility area, and garden room. To the first floor are two well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys a foregarden together with a generously sized rear garden.

The agents are also pleased to confirm that this desirable home is offered to the market with the added benefit of No Vendor Chain.

Viewing is highly recommended to fully appreciate the well-presented accommodation, generous rear garden, and convenient location this attractive home has to offer.

ENTRANCE HALL 1.22m x 0.99m (4'0" x 3'3")

With Upvc composite double glazed frosted front access door with inset lead effect, pendant light fitting, smoke alarm, Veritas 8 alarm system, single panelled radiator, stairs to first floor and door leading off to;



LOUNGE 3.33m x 3.63m (10'11" x 11'11")

With Upvc double glazed bay window to front, pendant light fitting, coving to ceiling, three wall mounted light fittings, double panelled radiator, feature log effect electric fireplace, TV aerial connection point, power points, access to understairs storage cupboard providing ample domestic storage space and door leading off to;



FITTED KITCHEN 2.84m x 3.02m (9'4" x 9'11")

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, pendant light fitting, single panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge effect worktop, built-in bowl and a half stainless steel sink unit with mixer tap above, freestanding Beko dual compartment oven with four-ring gas hob above and access off to;



UTILITY 3.18m x 1.35m (10'5" x 4'5")

With Upvc double glazed windows to side, pendant light fitting, single panelled radiator, space for fridge/freezer, space for automatic washing machine, a Worcester gas combination boiler providing domestic hot water and heating systems and electricity consumer unit and meter;



GARDEN ROOM 2.79m x 2.87m (9'2" x 9'5")

With Upvc double glazed patio side access doors, Upvc double glazed windows to side and rear aspects, six spotlight fittings, single panelled radiator, tile effect vinyl cushion flooring and power points.



FIRST FLOOR LANDING 1.80m x 0.74m (5'11" x 2'5")

With Upvc double glazed window to side, pendant light fitting, smoke alarm, loft access, telephone line connection point, power points and doors leading off to;

BEDROOM ONE (FRONT) 4.37m x 3.63m (14'4" x 11'11")

With Upvc double glazed windows to front, two pendant light fittings, extractor fan, single panelled radiator, TV aerial connection point and power points.



BEDROOM TWO (REAR) 3.02m x 2.77m (9'11" x 9'1")

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



FIRST FLOOR BATHROOM 2.11m x 1.78m (6'11" x 5'10")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, vertical chrome towel radiator, a white suite comprising low-level dual flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap and separate hand attachment above, tile effect vinyl cushion flooring, white ceramic splashback tiling and decorative ceramic dado tiling.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts, timber fencing and stone walls, with block paving, stone chipping border beds and mature shrubbery and timber gate provides access off to;



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with stone flag paving and patio area providing ample domestic patio and sitting space, generous lawn, slate chippings, wood chipped borders, outdoor sockets, outdoor tap and built-in meter cupboard housing gas meter.



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.



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		86 B
69-80	C	71 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