

## 7 Ashbourne Drive, Silverdale, Newcastle, Staffs, ST5 6RL



**Freehold Offers in excess of £170,000**



Bob Gutteridge Estate Agents are pleased to bring to the market this semi detached home situated on a pleasant sized plot believed to be 0.13 of an acre which offers potential purchasers scope to extend to the side or possibly build a new property (Subject to usual planning and building regulations). This home is in need of modernisation / upgrade however is enhanced with Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge, dining area, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front, side and rear as well as offering off road parking and a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With Upvc double glazed window to side, Upvc double glazed front access door, panelled radiator, Parquet style flooring, power points and access off to;



### LOUNGE 4.70m x 4.67m (15'5" x 15'4")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial lead, panelled radiators, feature electric fire, stairs to first floor landing, power points and archway provides access off to;



### DINING AREA 2.59m x 2.44m (8'6" x 8'0")

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



### **FITTED KITCHEN 2.87m x 2.18m (9'5" x 7'2")**

With Upvc double glazed rear access door with double glazed window to side, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with stainless steel sink unit with taps above, space for freestanding electric cooker, plumbing for automatic washing machine, space for under counter fridge, vinyl flooring, ceramic splashback tiling, power points and a gas central heating boiler providing the domestic hot water and central heating systems.



### **FIRST FLOOR LANDING**

With Upvc double glazed window to side, pendant light fitting, access to loft space, door to built in airing cupboard housing the copper hot water cylinder and doors leads off to rooms including;

### **BEDROOM ONE 3.99m x 2.82m (13'1" x 9'3")**

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



### **BEDROOM TWO 3.43m x 2.18m (11'3" x 7'2")**

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



### **BEDROOM THREE 2.26m x 1.83m (7'5" x 6'0")**

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





**FIRST FLOOR BATHROOM 2.59m x 1.65m (8'6" x 5'5")**

With Upvc double glazed frosted window to rear, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap plus shower attachment, ceramic wall tiling, vinyl cushion flooring and panelled radiator.



**EXTERNALLY**

**FORE GARDEN**

With lawn section to frontage with mature shrubs, a tarmac driveway allows for off road parking alongside the property, double metal gates provide vehicular access and access leads off to;



**SIDE GARDEN**

Bounded by concrete post and timber fencing along with mature hedges to borders, expansive lawn section, tarmac sitting area and access off to;



## REAR GARDEN

With mature hedges along with concrete post and timber fencing, paved pathways, a paved area provides ample patio and sitting space and access to a detached brick garage providing ample off road parking 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		83 B
69-80	C		
55-68	D	55 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

