

12 Silverdale Road, Wolstanton, Newcastle, Staffordshire, ST5 8BH



Freehold £119,950

Bob Gutteridge Estate Agents are pleased to offer to the market this forecourted end Victorian terraced home situated within the ever popular and convenient Wolstanton village location, providing ease of access to local shops, schools and amenities, whilst also offering excellent road links to the A34 and A500. This property is in need of some cosmetic updating, however it benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, bay fronted lounge, separate sitting room and a fitted kitchen. To the first floor are three generous bedrooms together with a family bathroom. Externally, the property enjoys an enclosed rear yard with two useful outbuildings, together with access to a rear garden which also provides off road parking for a vehicle via a timber garage.

The property is also being sold with the added benefit of No Vendor Upward Chain!

ENTRANCE HALL

With Upvc double glazed frosted front access door incorporating frosted skylight above, original cornicing to ceiling, pendant light fitting, panelled radiator, original tiled flooring and doors leading off to rooms including;



BAY FRONTED LOUNGE 4.29m x 3.10m (14'1" x 10'2")

With Upvc double glazed bay window to front, original cornicing to ceiling, decorative picture rail, ceramic tiled feature fireplace, panelled radiator and power points.



SITTING ROOM 4.11m x 3.56m (13'6" x 11'8")

With Upvc double glazed windows to rear and side aspects, pendant light fitting, original decorative ceiling rose, wall mounted focal electric fire, panelled radiator, BT and Virgin Media connection points (subject to usual transfer regulations), wall mounted thermostat, power points, door to first floor landing and door leading off to cellar.



FITTED KITCHEN 3.86m x 3.30m (12'8" x 10'10")

With Upvc double glazed window to side, Upvc double glazed frosted side access door, enclosed light fitting and a Main combination gas boiler providing the domestic hot water and central heating systems. A range of base and wall mounted storage cupboards provide ample domestic cupboard and drawer space with round edge work surfaces incorporating a built in stainless steel sink unit with taps above, plumbing for automatic washing machine, space for freestanding electric cooker, space for fridge/freezer, vinyl cushion flooring, panelled radiator and power points.



FIRST FLOOR LANDING

With two pendant light fittings, battery and mains smoke alarm plus doors to rooms including;

BEDROOM ONE (FRONT) 4.17m x 3.66m (13'8" x 12'0")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, ceramic tiled fireplace, Virgin Media connection point, power points and door to built in wardrobe.



BEDROOM TWO (REAR) 3.48m x 2.39m (11'5" x 7'10")

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



BEDROOM THREE (MIDDLE) 3.20m x 2.34m (10'6" x 7'8")

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



FIRST FLOOR BATHROOM 3.18m x 1.42m (10'5" x 4'8")

With enclosed light fitting, extractor fan, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with taps above, thermostatic direct flow shower and vinyl cushion flooring.



EXTERNALLY

FORE COURT

With garden brick walls to borders, flagged pathways and mature hedge to side.

REAR YARD

Bounded by garden brick walls, brick paved and external storage space.



REAR GARDEN

Bounded by concrete post and timber fencing along with lawn section with established shrubs and plants to borders and access to a timber garage providing off road parking.



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 or 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		
69-80	C		73 C
55-68	D		
39-54	E	46 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

