

## 24 Silverdale Road, Wolstanton, Newcastle, Staffs, ST5 8BH



**Freehold £155,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and recently updated and modernised four-courted Victorian terraced home, situated in this popular and convenient Wolstanton village location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to the A500. This attractive home combines traditional Victorian character with modern-day improvements, benefiting from a combination of Upvc and timber double-glazed units, together with newly installed gas combination central heating. In brief, the accommodation comprises entrance lobby, lounge, separate sitting room and a new fitted kitchen. To the first floor are two generous double bedrooms, along with a newly fitted luxury first-floor bathroom. Externally, the property offers a foregarden to the front, whilst to the rear is an enclosed yard, beyond which lies a further garden area providing off-road parking for one vehicle.

Offering updated and modernised accommodation in this ever-popular and convenient Wolstanton village location, this appealing Victorian home is sure to attract interest.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN !

## ENTRANCE LOBBY

With part-panelled glazed front access door, pendant light fitting, and multi-glazed door providing access to:

## LOUNGE 3.76m reducing to 2.54m x 3.43m (12'4" reducing to 8'4" x 11'3")

With double-glazed timber window to front, pendant light fitting, panelled radiator, Virgin Media connection point subject to the usual transfer regulations, built-in meter cupboard, and power points. Access leads through to:



**SITTING ROOM 3.76m x 3.71m (12'4" x 12'2")**

With double-glazed window to rear, pendant light fitting, double panelled radiator, and power points. Stairs lead to the first-floor landing, with a door providing access to the cellar, which retains original stillage and provides useful storage space. Access leads through to:



**FITTED KITCHEN 3.15m x 1.96m (10'4" x 6'5")**

With Upvc double-glazed side access door, double-glazed timber window to side, and four-lamp light fitting. A range of high-gloss grey base and wall-mounted storage cupboards provides ample domestic cupboard and drawer space, complemented by square-edge work surfaces incorporating a built-in stainless steel sink unit with mixer tap above. There is also a built-in four-ring brushed stainless steel gas hob with oven beneath and extractor hood above, marble-effect splashback tiling, marble-effect tiled flooring, double panelled radiator, space for fridge/freezer, plumbing for automatic washing machine, and power points.



**FIRST FLOOR LANDING**

With two pendant light fittings, battery-operated smoke alarm, panelled radiator, and power points. Doors lead off to:



**BEDROOM ONE (FRONT) 3.76m x 3.43m (12'4" x 11'3")**

With double-glazed window to front, pendant light fitting, feature cast iron fire surround, power points, panelled radiator, and door to a built-in wardrobe providing ample domestic storage space.



**BEDROOM TWO (REAR) 3.76m x 2.87m (12'4" x 9'5")**

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



**FIRST FLOOR BATHROOM 3.00m x 1.93m (9'10" x 6'4")**

With frosted double-glazed window to rear, four LED spotlight fittings, access to loft space, chrome towel radiator, fully tiled modern grey ceramic walls, and ceramic tiled flooring. A white suite comprises low-level dual-flush WC, pedestal wash hand basin with chrome mixer tap above, and panelled bath with chrome mixer tap, together with a thermostatic direct-flow shower. Additional features include an extractor fan and a door to a built-in boiler cupboard housing a Baxi 400 gas combination boiler providing domestic hot water and central heating.



**EXTERNALLY**

**FORE GARDEN**

Bounded by established hedges to borders alongside garden brick walls, with a stone-chipped frontage providing ease of maintenance and a pathway leading to the front of the property.



### ENCLOSED REAR YARD

Bounded by garden brick walls, with a timber gate providing pedestrian access to the rear of the property, stone chippings provides ease of maintenance and access to;



### GARDEN / PARKING AREA

Featuring a flagged driveway, concrete posts and timber fencing to borders, together with additional stone chippings providing further 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 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

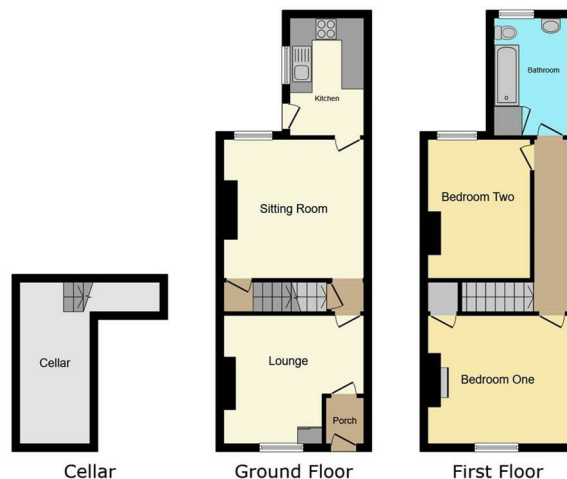
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

### SERVICES

Main services of gas, electricity, water and drainage are connected.

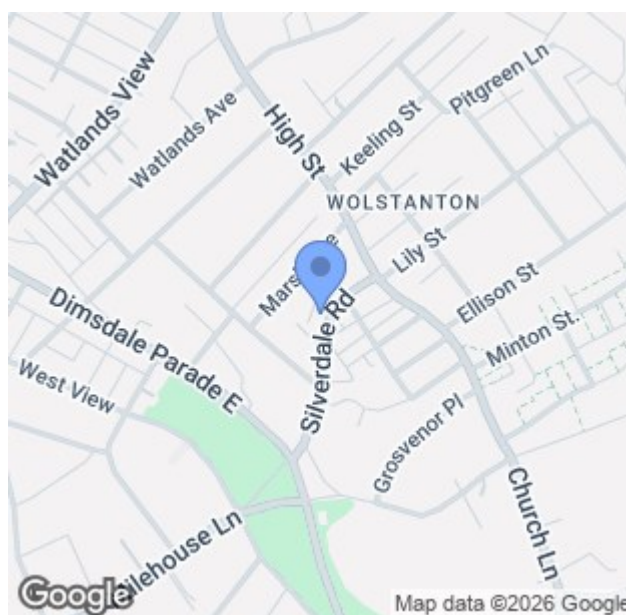
### VIEWING

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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 60 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 |

