

15 May Street, Silverdale, Newcastle, Staffordshire, ST5 6LZ



Freehold £114,950

**** NEW PRICE FOR QUICK SALE ! **** Bob Gutteridge Estate Agents are pleased to offer to the market this spacious traditional terraced home situated in a pleasant cul-de-sac location in Silverdale, which provides ease of access to local shops, schools, and amenities, as well as offering good road links to both Keele University and Newcastle town center. As you would expect, this property is enhanced with the modern comforts of Upvc double glazing along with gas combi central heating. In brief, the accommodation comprises: sitting room, separate lounge, fitted kitchen, ground floor bathroom, and to the first floor, two double bedrooms along with access to a usable loft space. Externally, the property enjoys an enclosed rear yard. This home is an ideal first time purchase or buy to let investment as it was formerly let and was generating a monthly income of £795 PCM. We can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

SITTING ROOM 3.51m x 3.30m (11'6 x 10'10)

With Upvc double-glazed frosted front access door with frosted double-glazed skylight above, Upvc double-glazed window to front with inset lead pattern to skylight, artex to ceiling, coving, pendant light fitting, two wall light fittings, built-in gas / electricity meter cupboards, oak-effect laminate flooring, power points and access off to:



LOUNGE 4.39m x 3.48m (14'5 x 11'5)

With Upvc double-glazed window to rear, artex to ceiling, coving, pendant light fitting, two wall light fittings, Virgin Media connection point (subject to usual transfer regulations), oak-effect laminate flooring, stairs to first-floor landing, power points and door to:



FITTED KITCHEN 3.28m by 1.85m (10'9 by 6'1)

With Upvc double-glazed bay window to side, artex to ceiling, heat detector, four-lamp light fitting, a range of base and wall-mounted wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built-in stainless steel sink unit and chrome mixer tap above, ceramic splashback tiling, plumbing for automatic washing machine, ceramic tiled flooring, space for freestanding electric cooker, space for fridge/freezer, space for condenser dryer, a Glow-worm Ultimate 30C combination boiler providing the domestic hot water and central heating systems, power points and door to;



REAR LOBBY AREA

With Upvc double glazed side access door, ceramic tiled flooring, door to built in store and access off to;

GROUND FLOOR BATHROOM

With Upvc double-glazed frosted window to side, a white suite comprising low-level dual-flush WC, wall-mounted sink unit, panel bath unit with taps above plus Triton T80 electric shower, fully tiled in modern wall ceramics, vinyl cushion flooring, panelled radiator and chrome towel radiator.



FIRST FLOOR LANDING

With fitted carpet to stairs and landing. Access to staircase leading to the usable loft space and doors to rooms including;

BEDROOM ONE 3.48m x 3.28m (11'5" x 10'9")

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



BEDROOM TWO 3.48m by 2.62m (11'5 by 8'7)

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, power points and built in storage cupboard.



USABLE LOFT SPACE 3.56m by 2.44m (11'8 by 8'0)

With Upvc double glazed window to front, enclosed light fitting, power points and access to eaves providing storage space.



EXTERNALLY



ENCLOSED REAR YARD

Bounded by concrete post and timber fencing along with garden brick walls. A timber gate provides pedestrian access to the rear of the property. Paved and plum slate chipping provides patio and sitting space and paved pathways.



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		77 C
55-68	D	64 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

