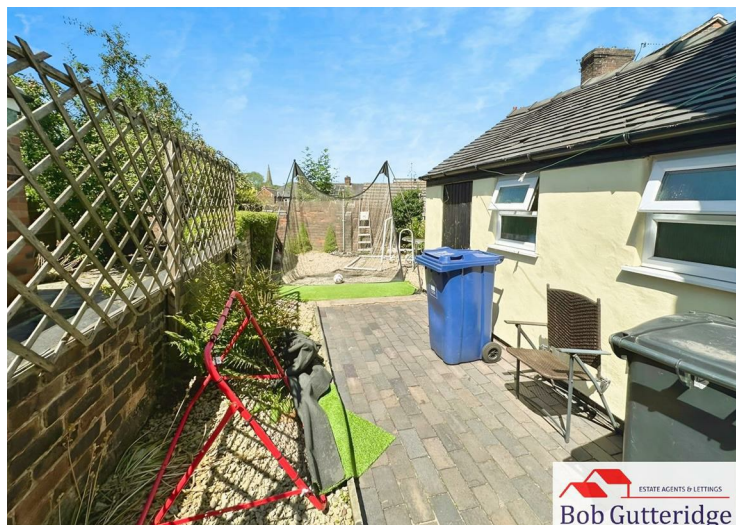


172 High Street, Silverdale, Newcastle, Staffs, ST5 6LR



Freehold £124,950

**** BUY TO LET INVESTORS ONLY AS CURRENTLY TENANTED AND GENERATING £550 PCM **** Bob Gutteridge Estate Agents are pleased to bring to the sales market this well presented and up to date mid terraced home in this popular Village location of Silverdale. The property is enhanced with Upvc double glazing along with combi central heating and offers a spacious layout comprising of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are three bedrooms along with a first floor shower room. Externally the property offers an enclosed rear garden. This property is ideally located for local shops, schools and amenities as well as providing good access to Newcastle Town Centre along with Keele University. Viewing Essential !

SITTING ROOM 3.94 x 3.38 (12'11" x 11'1")

With Upvc double glazed frosted front access door with double glazed skylight above, Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, built in gas/electric meter cupboard, power points and access off to;



LOUNGE 3.56 x 3.94 (11'8" x 12'11")

With Upvc double glazed window to rear, coving to ceiling, smoke alarm, pendant light fitting, double panelled radiator, power points, stairs to first floor landing and door to understairs cupboard with ample shelving space and storage space, pendant light fitting. Original door leads off to;



INNER LOBBY AREA

With Upvc double glazed side access door with inset double glazed panels to sides and skylight, original panelled door leads to alleyway with inset lead pattern and stained glass, original quarry tiled flooring and doorway reveals;

FITTED KITCHEN 2.90 x 2.11 (9'6" x 6'11")

With Upvc double glazed window to side and rear, spotlight fittings, range of base and wall mounted soft cream coloured storage cupboards providing ample cupboard and drawer space, textured round edge work surface with built-in stainless steel sink unit with mixer tap above, hot and cold plumbing for automatic washing machine, built-in four ring stainless steel gas hob unit with electric oven beneath and extractor hood above, ceramic splashback tiling, tile effect laminate flooring, single panelled radiator, gas combination boiler providing the domestic hot water and central heating systems, power points and spurs for appliances. Doorway reveals;



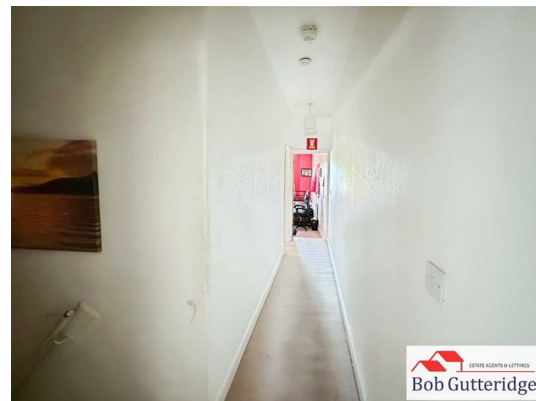
GROUND FLOOR BATHROOM 2.92 x 1.24 (9'7" x 4'1")

With two Upvc double glazed windows to side, three spotlight fittings, modern white suite comprising of corner sink unit, low level dual flush WC and panelled bath with mixer tap and shower attachment above, ceramic splashback tiling, laminate flooring and double panelled radiator.



FIRST FLOOR LANDING

With access to loft space, two pendant light fittings, smoke alarm, two power points, doors to rooms including;



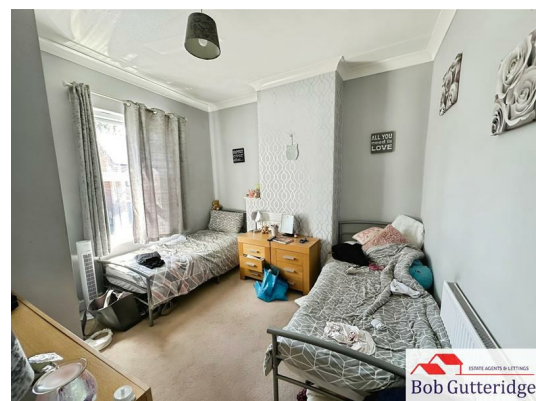
BEDROOM ONE (REAR) 3.61 x 3.45 (11'10" x 11'4")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, single panelled radiator, power points and original cast iron fire surround.



BEDROOM TWO 3.40 x 3.07 (11'2" x 10'1")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, power points and original cast iron fire surround.



BEDROOM THREE 4.17 x 2.13 (13'8" x 7'0")

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



FIRST FLOOR SHOWER ROOM 2.44 x 1.83 to recess (8'0" x 6'0" to recess)

With Upvc double glazed window to front, three spotlight fittings, modern white suite comprising of dual flush WC, built-in sink unit with vanity cupboard beneath providing shelving and storage space, built-in shower unit with Mira directflow shower unit with ceramic splashback tiling and inset decorative border tile and plasticised base unit, beechwood effect laminate flooring, double panelled radiator.



EXTERNALLY

REAR GARDEN

Bounded by trellisworks and original garden brick walls, original brick paved area, limestone chippings for ease of maintenance providing ample sitting space, external lighting, external storage shed with pendant light and power point connected.



DIRECTIONS

From Porthill office proceed to the end of Watlands View, continue straight over to Wolseley Road and turn left to Hassam Parade, continue to the roundabout, turning right to Milehouse Lane, continue straight on at the next roundabout into Lower Milehouse Lane, continue past Morrisons supermarket and continue up the bank to the mini roundabouts at Knutton. Bear left then immediate right to Church Lane, proceed to the traffic lights and turn right to High Street, continue to the mini roundabout, bearing left and continue along the High Street past the Co-Op and on leaving the village number 172 will be found located on the right hand side.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

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		81 B
69-80	C		
55-68	D	62 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

