

55 Sutton Avenue, Silverdale, Newcastle, Staffs, ST5 6TA



Freehold £308,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well appointed modern day detached home offering an attractive outlook to the front and situated on this ever popular and convenient Heritage Park development in Silverdale. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, beautiful open plan fitted kitchen / diner, utility room, modern orangery, bay fronted lounge and to the first floor are four bedrooms along with a first floor family bathroom and en-suite shower room. Externally the property offers off road parking along with an enclosed rear garden plus an attached brick garage. The village of Silverdale is a short distance away where local shops, schools and amenities can all be located ! Viewing Advised !

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern and stained glass, two pendant light fittings, battery/mains smoke alarm, panelled radiator, oak effect laminate flooring, recess under staircase providing ample domestic storage space, power points, stairs to first floor landing and doors lead off to rooms including;



DOWNSTAIRS WC 2.01m x 1.27m (6'7" x 4'2")

With Upvc double glazed frosted window to side with inset Georgian pattern, pendant light fitting, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap above, panelled radiator and vinyl cushion flooring.



FITTED KITCHEN/ DINER 6.02m maximum x 3.61m maximum (19'9" maximum x 11'10" maximum)

With Upvc double glazed window to rear with inset Georgian pattern, twelve LED spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in five ring Bosch gas hob unit with twin Bosch oven beneath and extractor hood above, porcelain tiled flooring, integrated dishwasher, built in breakfast bar, space for American fridge/freezer, TV aerial connection point, double panelled radiator, power points, store to built in boiler cupboard housing a Potterton ProMax Excel boiler providing domestic hot water and central heating systems, door to built in store and access leads off to;



UTILITY ROOM 1.63m x 1.52m (5'4" x 5'0")

With Upvc double glazed frosted window to side, pendant light fitting, work surface, plumbing for automatic washing machine, space for condenser dryer and power points.

BAY FRONTED LOUNGE 5.00m + bay x 3.28m (16'5" + bay x 10'9")

With Upvc double glazed bay window to front with inset Georgian pattern, two pendant light fittings, two panelled radiators, BY & Sky connection points (Subject to usual transfer regulations) and power points.



ORANGERY

With Upvc double glazed bi-fold doors to rear, Upvc double glazed side access door, Upvc double glazed windows to side, Upvc double glazed vaulted ceiling, twelve spotlight fittings, TV aerial connection point, power points and modern wood effect flooring.



FIRST FLOOR LANDING

With two pendant light fittings, battery/mains smoke alarm, access to loft space, panelled radiator, door to built in storage cupboard providing ample domestic shelving space and storage space etc and doors lead off to rooms including;



BEDROOM ONE (FRONT) 2.79m x 3.25m to wardrobe frontage (9'2" x 10'8" to wardrobe frontage)

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, power points, built in double wardrobes providing ample domestic hanging and storage space and door leads off to;



EN-SUITE SHOWER ROOM 2.21m x 1.22m (7'3" x 4'0")

With Upvc double glazed frosted window to side with inset Georgian pattern, enclosed light fitting, extractor fan, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap above, walk in double shower enclosure with thermostatic direct flow shower, ceramic splashback tiling, electric shaver socket, modern towel radiator, vinyl cushion flooring and door to built in airing cupboard housing a copper hot water cylinder.



BEDROOM TWO (REAR) 3.12m x 3.38m to wardrobe frontage (10'3" x 11'1" to wardrobe frontage)

With Upvc double glazed window to rear with inset lead Georgian pattern, pendant light fitting, double panelled radiator, panelling to wall and built in double and single wardrobes providing ample domestic hanging and storage space and power points.



BEDROOM THREE 2.26m x 2.84m (7'5" x 9'4")

With Upvc double glazed window to rear with inset lead Georgian pattern, pendant light fitting, panelled radiator and power points.



BEDROOM FOUR (FRONT) 2.97m x 2.01m (9'9" x 6'7")

With Upvc double glazed window to front with inset lead Georgian pattern, pendant light fitting, panelled radiator and power points.



FIRST FLOOR FAMILY BATHROOM 1.75m x 2.13m (5'9" x 7'0")

With Upvc double glazed frosted window to side with inset Georgian pattern, enclosed light fitting, extractor fan, vinyl cushion flooring, ceramic half wall tiling, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment and towel radiator.



EXTERNALLY



FORE GARDEN

With paved pathways and access via a brick paved driveway providing access to a tarmac driveway providing off road parking for two or so vehicles, access which leads alongside the property providing access off to;

REAR GARDEN

Bounded by timber post and timber fencing with paved area providing patio and sitting space, lawn section and raised beds with shrubs to borders. Access to attached brick garage;



ATTACHED BRICK GARAGE

With Upvc double glazed French door to front with inset double glazed units, part panelled/part double glazed rear access door, lighting and power supply.

COUNCIL TAX

Band 'D' 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.

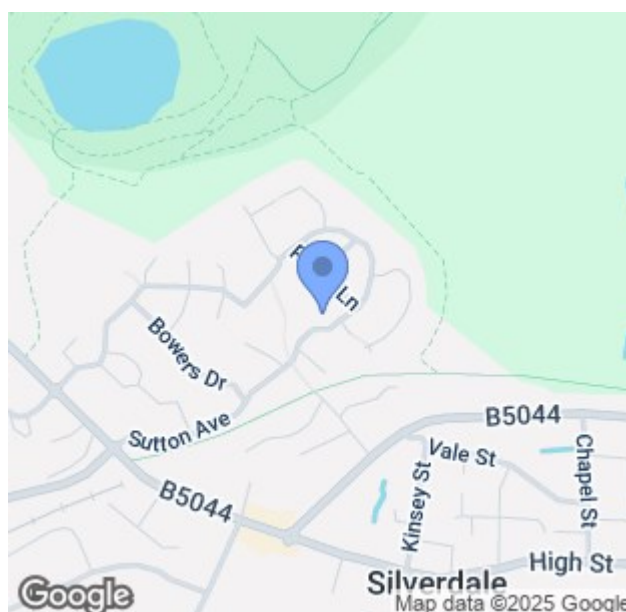
VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

NOTE

Please note this site has an annual service charge of approximately £122.00 per annum.

To be confirmed prior to any sale commencing.



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

