

## 13 Droitwich Close, Silverdale, Newcastle, Staffs, ST5 6RA



**Freehold £100,000**



Bob Gutteridge Estate Agents are pleased to offer to market this renovation project situated in a cul-de-sac location in Silverdale. The property is enhanced with Upvc double glazing along with gas combi central heating, although on the whole the property does require modernisation/upgrade and in brief the accommodation comprises of entrance hall, through lounge/dining room, fitted kitchen, outhouse and to the first floor are two double bedrooms along with a first floor shower room. Externally the property offers gardens to both front and rear along with off road parking. This property is located near to the village of Silverdale where local shops, schools and amenities can all be located as well as providing good road links to both Newcastle town centre and Keele University. We can also confirm this home is being sold with the advantage of No Vendor Chain !

### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed window to side, pendant light fitting, BT telephone point (subject to usual transfer regulations), stairs to first floor landing and doors lead off to rooms including;



### THROUGH LOUNGE/DINING ROOM 6.07m x 3.38m reducing in dining area to 2.92m (19'11" x 11'1" reducing in dining area to 9'7")

With Upvc double glazed windows to front and rear aspects, coving to ceiling, two pendant light fittings, smoke alarm, feature fireplace with coal effect gas fire, two panelled radiators, power points and TV aerial connection.



### KITCHEN 3.00m x 2.24m (9'10" x 7'4" )

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, florescent tube light fitting, heat detector, an Ideal Logic Combi 30 boiler providing domestic hot water and central heating systems, a range of base mounted storage cupboards providing ample domestic cupboard space, square edge work surface, stainless steel sink unit with taps above, ceramic splashback tiling, power points and access to under stairs store with Upvc double glazed frosted window to side, original stillage along with ample domestic shelving and storage space.



**OUTHOUSE**

With panelled access doors to front and rear, glazed window to side, original coal shed providing ample domestic storage space.



**FIRST FLOOR LANDING**

With Upvc double glazed window to side, pendant light fitting, access to loft space and doors lead off to rooms including;

**BEDROOM ONE (FRONT) 5.31m x 2.84m (17'5" x 9'4")**

With two Upvc double glazed windows to front, panelled radiator, pendant light fitting, TV aerial connection, panelled radiator, power points and the room has currently been partitioned.



**BEDROOM TWO (REAR) 3.43m x 3.12m (11'3" x 10'3" )**

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



**FIRST FLOOR SHOWER ROOM 1.65m x 1.93m (5'5" x 6'4")**

With Upvc double glazed frosted window to side, pendant light fitting, panelled radiator, white suite comprising low level WC, vanity sink unit with mixer tap above, walk in double shower enclosure with thermostatic direct flow shower, aqua boarding to splashback, ceramic wall tiling and door to built in storage cupboard providing ample domestic shelving and storage space etc.



**EXTERNALLY**

**FORE GARDEN**

Bounded by mature hedges to borders along with metal works, lawn section and tarmac driveway providing off road parking and access which leads alongside the property.



**REAR GARDEN**

Bounded by concrete post and timber fencing with paved area providing patio and sitting space, lawn section and timber gate provides further access to the garden area and garden greenhouse along with mature shrubs and plants.



**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.

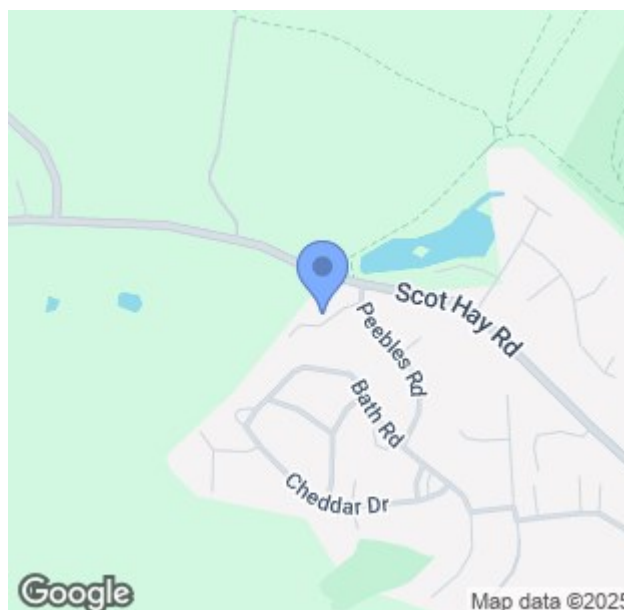
## **SERVICES**

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.





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

