



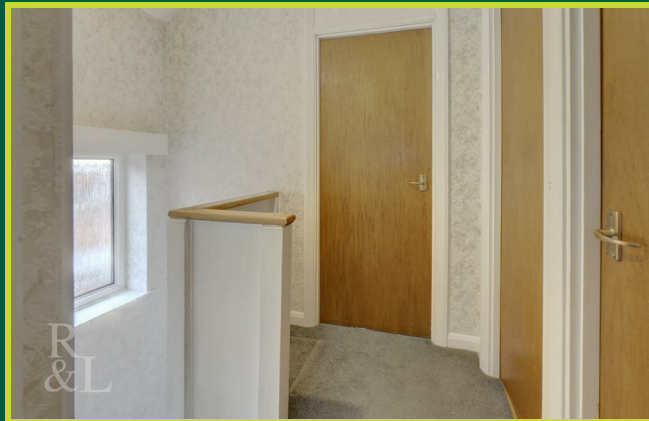
16 Garsdale Drive

Silverdale | NG11 7DZ | Offers Over £310,000

ROYSTON
& LUND

- Detached Family Home
- Three Bedrooms
- Conservatory, Seperate Garage
- Amenities Close By
- Council Rating - C
- Large Rear Garden
- Requires some modernisation.
- No Upward Chain
- Easy Access to the A52 and A453
- EPC Rating - D





FANTASTIC LARGE REAR GARDEN WITH NO UPWARD CHAIN

Royston and Lund are proud to present this detached house in Silverdale. There is accommodation over both floors which does require modernisation but offers plenty of potential! A particular feature of the property is the fantastic plot which offers scope to extend (subject to relevant planning permissions)

Entering the property there is an entrance hall which includes the stairs to the first floor landing and doors to the ground floor reception rooms and kitchen. The downstairs includes a good-sized lounge with a fireplace and an opening to a dining area. The kitchen benefits from integrated appliances. The ground floor also consists of a conservatory leading to the rear garden.

To the first floor there are three ample-sized bedrooms. The bedrooms are complemented by a modern shower room with an electric shower and a pedestal wash basin. There is also a separate WC.

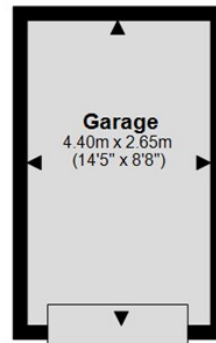
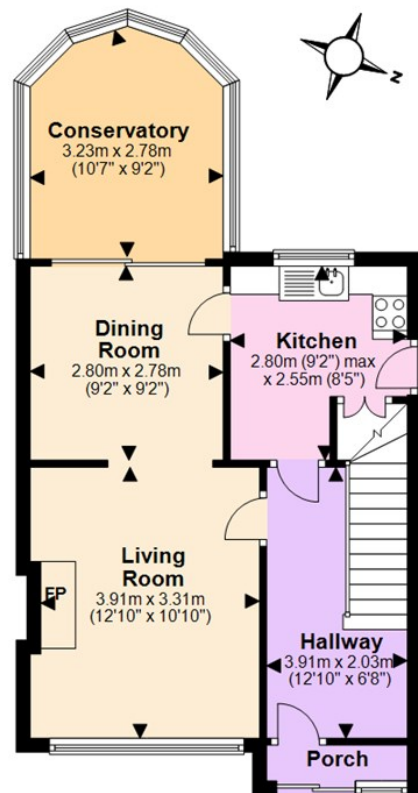
Outside, the large rear garden which has been well-maintained by the current owners. There's a nicely-sized lawn with flowers, shrubs and plants surrounding it. Lastly, there is a patio area which is perfect for BBQ's or garden furniture. Due to the generous size of the rear garden there is great opportunity to extend the property.

The property is located within close proximity to excellent amenities including local shops, tram links and well-regarded schools.



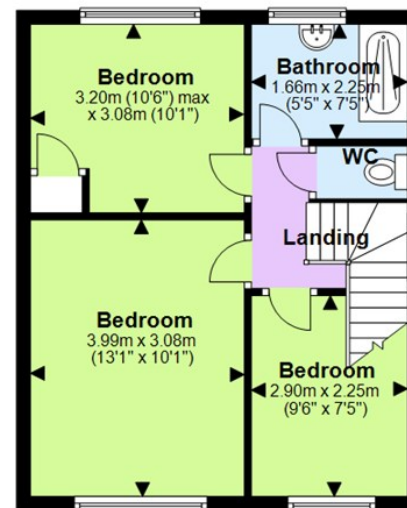
Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

**ROYSTON
& LUND**