



Newcastle Street,  
Silverdale



**OneAgency**

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# Offers in Excess of £135,000

A very well presented two bedroom semi-detached property located in Silverdale. The property is situated close to Newcastle Town Centre, Newcastle College and Keele University. The property has great access to commuter links such as A50, A500 & M6. The ground floor benefits from an open plan lounge/diner, kitchen and utility space. The first floor has two good sized bedrooms and a family shower room. Externally the front has a block paved driveway for off road parking whilst the rear has a patio paved area, lawned garden and corner decked area for seating. The property also has a large store to the rear with up and over door and electric power. An ideal first time buy! Viewing is highly advised.





## Ground Floor

### Hallway

Composite front door, radiator and wooden flooring.

### Lounge/Diner

6.96m x 3.54m (22' 10" x 11' 7") Double glazed windows to the front and rear, radiators and carpet flooring.

### Kitchen

3.01m x 1.56m (9' 11" x 5' 1") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven and gas hob rings with extractor over, plumbing for a washing machine, storage cupboard, double glazed window and vinyl flooring.

### Utility Space

2.38m x 1.26m (7' 10" x 4' 2") Double glazed windows, radiator and UPVC door to the rear.

## First Floor

### Bedroom One

3.63m x 3.19m (11' 11" x 10' 6") A double glazed window, fitted wardrobe unit, storage cupboard, radiator and carpet flooring.

### Bedroom Two

3.01m x 2.26m (9' 11" x 7' 5") A double glazed window, radiator and carpet flooring.

### Shower Room

2.17m x 2.10m (7' 1" x 6' 11") A white suite with walk in shower unit, pedestal hand wash basin, low level W/C, double glazed window, tiled walls, radiator and vinyl flooring.

### External

Front - A block paved driveway for off road parking and fenced borders.

Rear - A patio area for seating with steps leading to a lawned garden with decking area and fenced borders.

### Large Store

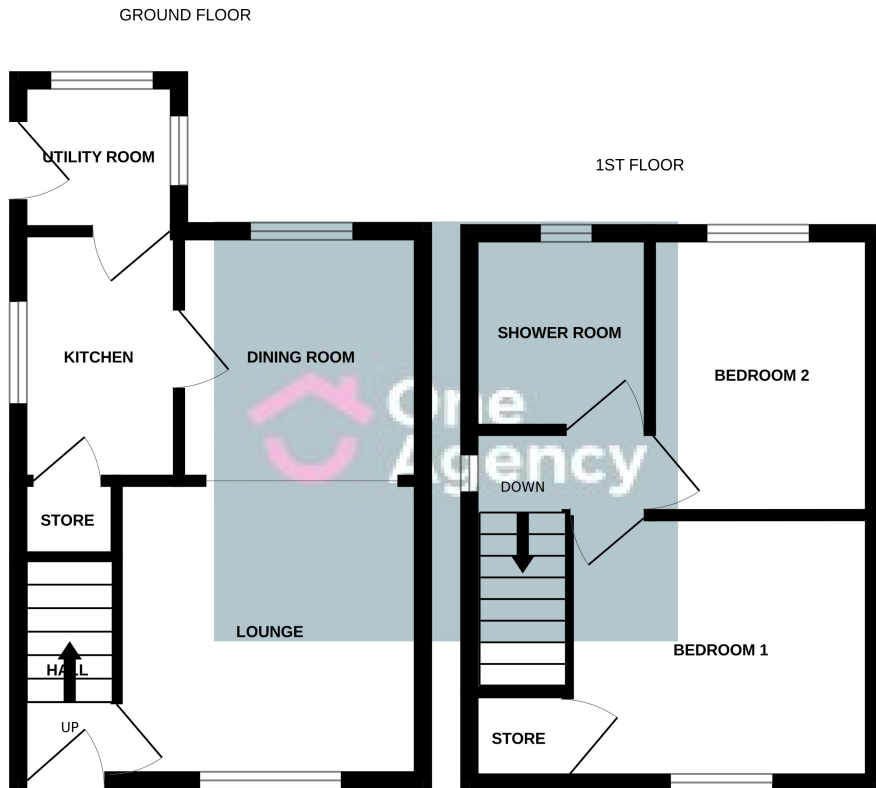
4.23m x 2.51m (13' 11" x 8' 3") An up and over door and electric power.

## AGENTS NOTES

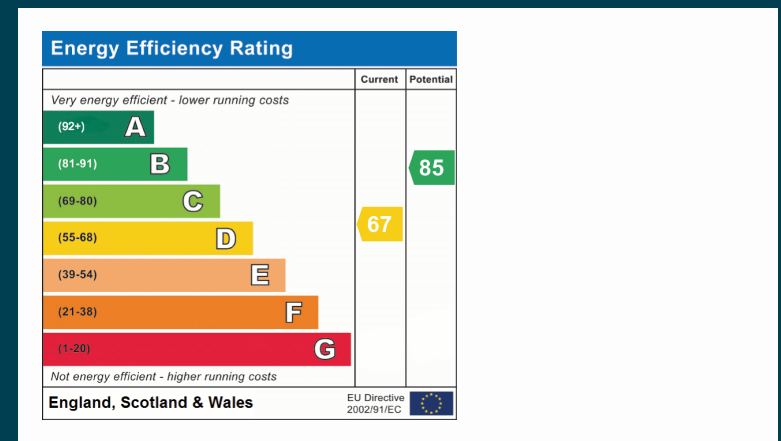
The council tax band is B. The local authority is Newcastle-under-Lyme.

Please note the seller of this property has a connection to an employee of OneAgency.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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