

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



71 Bath Road, Silverdale, Newcastle, ST5 6QN

£100,000

- Three Bedrooms
- Fitted Kitchen
- FF Bathroom And Separate Wc
- Combi Boiler
- Corner Plot
- Utility/Store Room
- UPVC Double Glazing
- Cosmetic Improvements Required

A well proportioned three bedroom semi-detached house in need of some modernising.

We are delighted to be offering for sale a generous semi-detached house situated on a corner plot with wide frontage.

The accommodation comprises a lounge, fitted kitchen and utility/store room on the ground floor. Upstairs the property has three bedrooms along with a separate bathroom and WC.

The property will require some cosmetic improvement but does benefit from UPVC double glazing and gas central heating from a combi boiler. Off Road parking is available in the driveway off Bath Road.

Available with no onward chain, contact us today to arrange your viewing!



GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door and side window. Fitted carpet. Radiator. Stairs to the first floor.

LOUNGE

13'3 x 12'7 (4.04m x 3.84m)
Fitted carpet. Radiator. UPVC double glazed window. Feature tiled fireplace.

KITCHEN

12'7 x 10'2 (3.84m x 3.10m)
Range of white wall cupboards and base units with a free standing gas cooker. Plumbing for washing machine. Fitted carpet. Radiator. Two UPVC double glazed windows. Under stairs storage with shelves.

REAR HALL

10'2 x 5'11 (3.10m x 1.80m)
PVC double glazed external door. Vinyl tile flooring. Radiator. Ariston gas combi boiler.

FIRST FLOOR

LANDING

Grey fitted stair and landing carpet. UPVC double glazed window. White painted handrail and balustrade. Former airing cupboard with shelves. Access to the loft.

BEDROOM ONE

11'3 x 10'4 (3.43m x 3.15m)
Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM TWO

11'4 x 9'11 (3.45m x 3.02m)
Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM THREE

8'3 x 8'1 (2.51m x 2.46m)
UPVC double glazed radiator. Radiator.

BATHROOM

5'8 x 4'7 (1.73m x 1.40m)
White suite with shower fitting to the bath taps and a wash basin. UPVC double glazed window. Radiator. Part tiled walls.

SEPARATE WC

Vinyl tile flooring. UPVC double glazed window. Tiled walls. Wc.


OUTSIDE

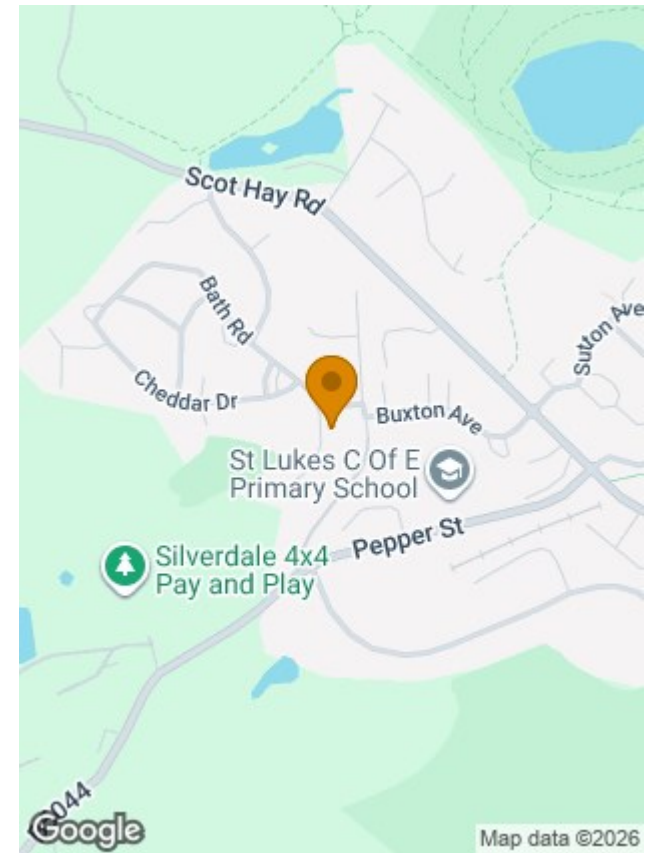
Large enclosed lawned frontage on a generous corner plot.

The tapered rear garden has a lawn and paved steps.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

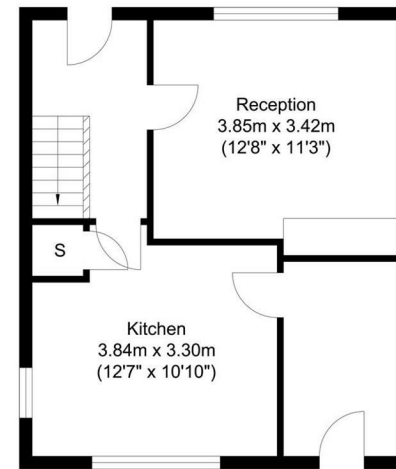
Tenure - Freehold

Council Tax Band - A

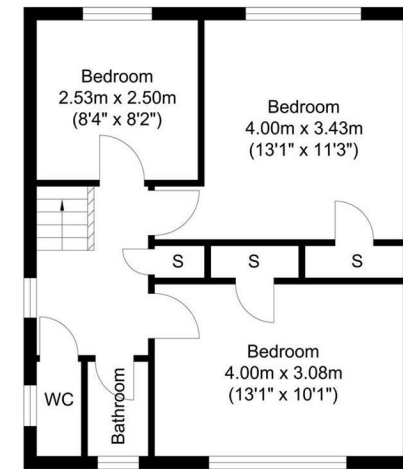


PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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