

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



79 Bath Road, Silverdale, Newcastle, ST5 6QN

£119,500

- Recently Refurbished
- Fitted Kitchen With Dining Area
- UPVC Double Glazing & Gas CH
- Large Rear Garden
- Three Bedrooms
- Utility Room
- White Bathroom Suite
- Convenient Location!

Recently refurbished from top to bottom!

This three bedroom semi-detached house has contemporary grey decoration and the fitted kitchen and tiled bathroom are just some of the many reasons why this house will impress you.

There is ample space outside too, so if you have green fingers or just enjoy being outside, the garden here is a big bonus.

Being situated on a regular bus route it takes no time to travel to nearby Newcastle Under Lyme town centre and it is a 10 minute drive to the commuter route of the A34 too.

For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Double glazed window. Laminate flooring. Radiator. Stairs leading to the first floor.

LOUNGE

13'2" x 12'7" (4.01 x 3.84)

Grey laminate flooring. Radiator. UPVC double glazed window with fitted roller blind. Tiled fireplace, the gas fire is capped.

KITCHEN WITH DINING AREA

12'7" x 10'2" (3.84 x 3.10)

Grey laminate flooring. New wall cupboards and base units together with integrated gas hob, cooker hood and under oven. Breakfast bar. Radiator. Two UPVC double glazed windows with fitted roller blinds. Under stairs storage cupboard.

UTILITY ROOM

10'2" x 5'11" (3.10 x 1.80)

Grey laminate flooring. Radiator. Double glazed external door. Baxi gas central heating boiler.

FIRST FLOOR

LANDING

New fitted stair and landing carpets. UPVC double glazed window with fitted roller blind. Airing cupboard with insulated hot water cylinder and electrical immersion heater. Access to the loft.

BEDROOM ONE

11'3" x 10'2" (3.43 x 3.10)

New fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Storage cupboard.

BEDROOM TWO

11'2" x 9'11" (3.40 x 3.02)

New fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Wardrobe recess.

BEDROOM THREE

8'5" x 8'3" (2.57 x 2.51)

New fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BATHROOM/WC

5'8" x 4'8" (1.73 x 1.42)

Tiled floor and walls. UPVC double glazed window. White pedestal wash basin and panelled bath with shower mixer. UPVC double glazed window. Centrally heated towel rail radiator. Extractor.

SEPARATE WC

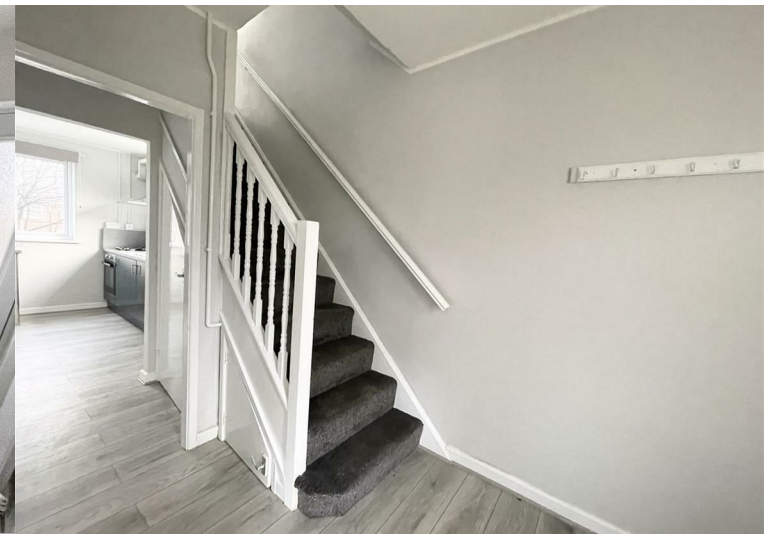
Tiled floor. UPVC double glazed window. High level wc.

OUTSIDE

Gardens to front, side and rear.


OTHER

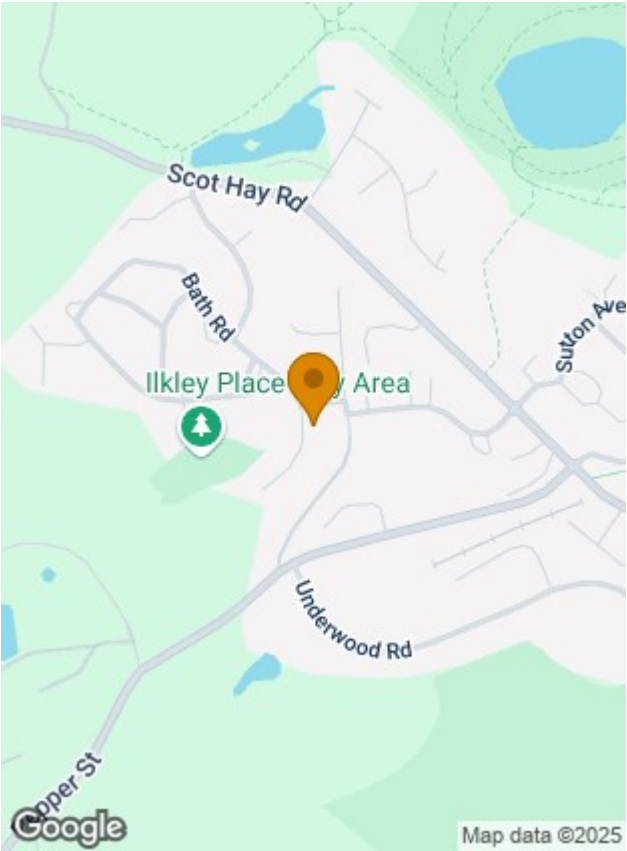
We believe this property to be of non-standard construction, please seek advice if buying with a mortgage.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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

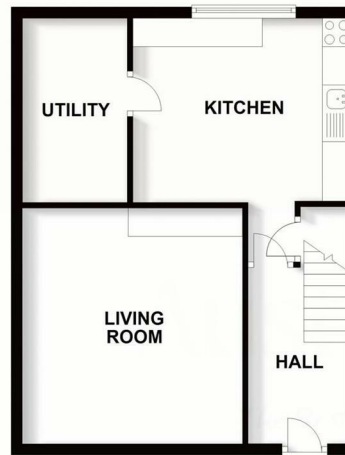
Council Tax Band - A



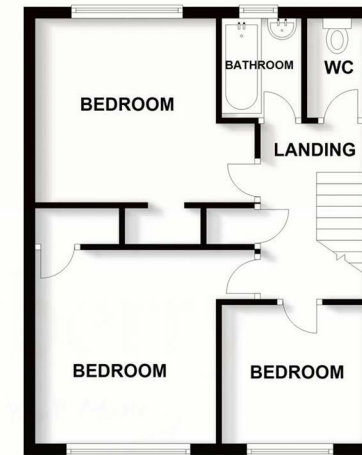
PLEASE NOTE

- * 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
APPROX. 468.9 SQ. FEET



FIRST FLOOR
APPROX. 469.3 SQ. FEET



TOTAL AREA: APPROX. 938.2 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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

Austerberry™
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