



Sutton Avenue

Silverdale, Newcastle, ST5 6TA

£180,000

Property Features

- Excellent Beautifully Presented Family Home
- Upvc Double Glazing
- Gas Fired Central Heating
- Well Proportioned Rooms
- En Suite to Master Bedroom
- Neat Lawned Gardens
- Drive and Excellent Garage
- Sought After Location

Full Description

Only by carrying out an internal inspection will the full delights of this beautifully presented property be fully appreciated. The rooms are extremely well proportioned and the accommodation enjoys Upvc double glazing and gas fired central heating. The reception hall has a useful cloaks cupboard off, plus separate cloakroom with two piece suite, there is an excellent fitted breakfast kitchen to the front and a most delightful lounge to the rear with French doors to the garden. The first floor enjoys three excellent bedrooms, the master bedroom having fitted wardrobes together with an en suite shower room, whilst the bathroom completes the first floor. There is a neat lawned garden to the front and an adjacent tarmac driveway which gives access to an excellent 19ft long garage. Heritage Park is a sought after development located on the outskirts of the village which enjoys some excellent facilities and amenities including a Library, Supermarket, Post Office, Doctor's Surgery, Chemist and other shopping facilities. The village is served by the local bus service. It is imperative that an inspection is undertaken to appreciate the size of this property.

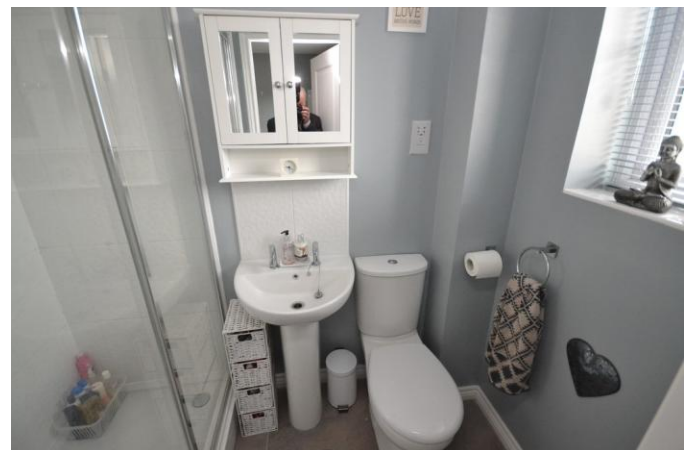
An attractive entrance door with canopy over and adjacent electric light leads to the

ENTRANCE HALL

Very attractive expensive floor covering, double radiator, understairs cloaks cupboard.

CLOAKROOM

Two piece white suite comprising low level w.c., pedestal wash hand basin, feature tiled floor, radiator, extractor fan.



VERY ATTRACTIVE FITTED BREAKFAST KITCHEN (FRONT)

11' 10" x 9' 4" (3.61m x 2.84m)

Good range of fitted base and wall units, single drainer sink top, four burner gas hob, cooker hood over, fan assisted electric oven beneath, space and plumbing for washing machine, space and plumbing for dishwasher and space for fridge freezer, tiled floor, radiator, extractor fan. Cupboard housing the gas fired condensing boiler.

EXCELLENT REAR LOUNGE

15' 10" x 14' 8" (4.83m x 4.47m)

This is a most delightful room, enjoying Upvc double glazed double opening French doors to the garden, double radiator.

FIRST FLOOR

LANDING

Airing cupboard. In addition there is a built in double wardrobe. Access to roof space.

BEDROOM ONE (FRONT)

11' 7" x 11' 1" (3.53m x 3.38m)

Two sets of wardrobes, one having sliding mirrored doors, double radiator.

EN SUITE SHOWER ROOM

6' 9" into shower cubicle x 3' 11" (2.06m x 1.19m)

Tiled double shower cubicle, pedestal wash hand basin, low level w.c., shaver point, radiator, extractor fan.

BEDROOM TWO (REAR)

13' 2" x 8' 4" (4.01m x 2.54m)

Radiator.

BEDROOM THREE (REAR)

9' 5" x 7' 3" (2.87m x 2.21m)

Radiator.

VERY PLEASANT PART TILED BATHROOM

6' 7" x 5' 6" plus door recess (2.01m x 1.68m)

Three piece white suite comprising panelled bath, pedestal wash hand basin, low level w.c., attractive floor covering, double radiator, extractor fan.

EXTERNALLY

Neat lawned garden to the front, adjacent tarmacadam driveway providing off road parking and giving access to an excellent garage. Enclosed rear garden, paved patio plus lawned section and there is a separate pedestrian access gate to an open area.



GARAGE

19' 8" x 10' 8" (5.99m x 3.25m)

Light and power supply. Personal door leading to the garden.

NOTE:

The domestic hot water is supplemented by a solar panel located on the rear elevation of the property.

DIRECTIONS

From our office in Newcastle proceed on the A34 north for a short distance turning left at the Pool Dam roundabout then second right onto Silverdale Road. Proceed through the traffic lights and at the mini roundabout bear left into Mill Street which then runs into High Street. Proceed through the village and over the former railway bridge and at the second mini roundabout turn right into the second junction of Sutton Avenue. The property will be found on your right hand side.

This property was personally inspected by Geoff Gallimore
Details were produced on 21st February 2018



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
81	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
84	84
England, Scotland & Wales	
EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements