



**High Street**  
**Silverdale, ST5 6LY**

- TWO BEDROOM TERRACE
- SOME FURTHER POTENTIAL
- NO CHAIN
- LOUNGE, KITCHEN/DINING ROOM
- TWO BEDROOMS, GROUND FLOOR BATHROOM
- UPVC D/G, GCH
- CLOSE TO KEELE UNIVERSITY
- EASY ACCESS TO THE A500/A34

**£95,000**





## Property Description

### INTRO

A two bedroom terrace house with some further potential with NO CHAIN! Comprising lounge, kitchen/dining room, rear hall area a ground floor bathroom, two double bedrooms. Externally a rear yard area. UPVC double glazing, gas central heating. The property is within easy access to Keele University, Newcastle, Stoke and other towns with road links to the A500/M6 a short distance away. Viewing by appointment.

### DIRECTIONS

Please follow Sat Nav with postcode ST5 6LY, the property can be identified by our for sale sign.

### LOUNGE

12' x 11' (3.66m x 3.35m)

Entered through a timber door. Window to the front elevation. Radiator.





#### KITCHEN

14' 8" x 11' (4.47m x 3.35m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Wall mounted gas boiler.

#### REAR LOBBY

External access door to the side elevation. Door to:

#### BATHROOM

Two windows to the side elevation, one to the rear. Suite comprising: panelled bath, low level W.C, wash hand basin. Tiled floor. Double radiator.



#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

12' x 11' (3.66m x 3.35m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

11' x 11' (3.35m x 3.35m)

Window to the rear elevation, access to the loft. Radiator.

#### EXTERNALLY

#### REAR YARD

Paved patio.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

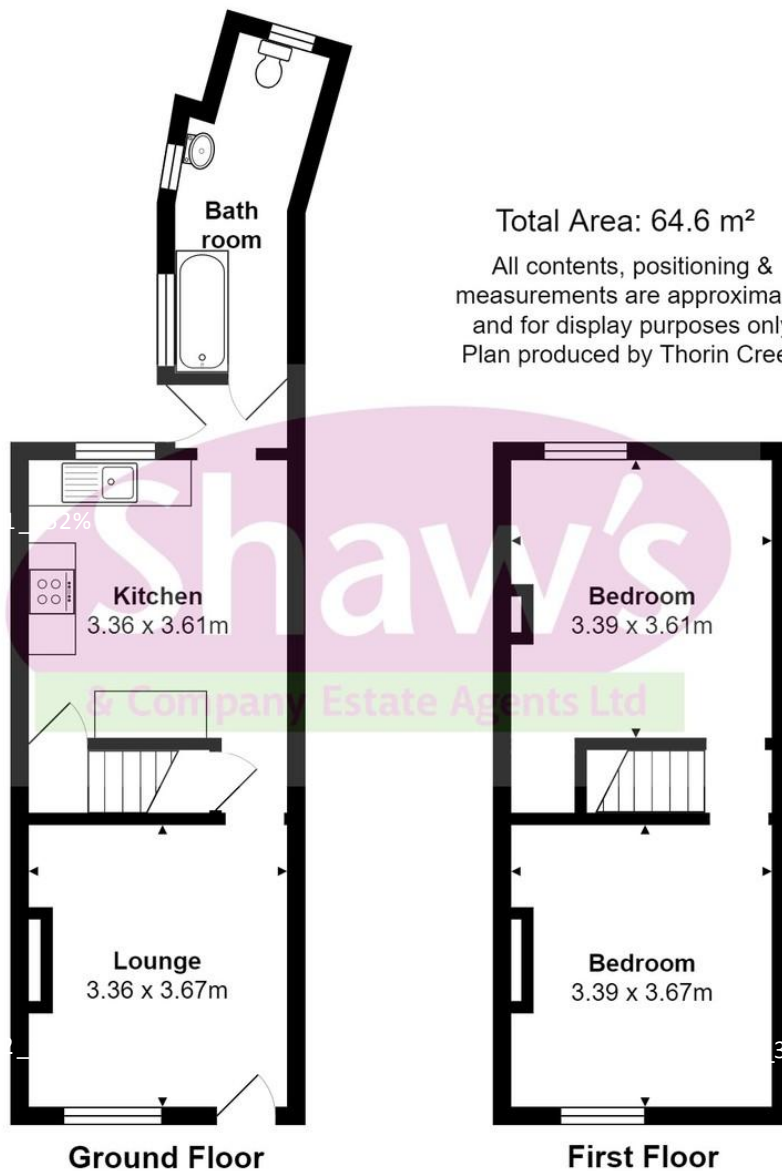
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 61D Potential: 85B



43 Liverpool Road  
 Kidsgrove  
 Stoke-On-Trent  
 Staffordshire  
 ST7 1EA

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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