



**FOLLWELLS**

23 Church Street, Silverdale - ST5 6JQ  
£95,000

- Two Bedroom Mid Terrace House
- Pleasant Outlook To Front And Rear
- Popular District Of Town
- Ideal First Time Buyer Or Rental Investment Purchase
- No Upward Sales Chain

A two bedroom mid terrace house in need of general cosmetic updating, situated within the popular district of Silverdale and within walking distance of local shops and amenities. The property enjoys a pleasant outlook to the front over common green space and is not directly overlooked from the rear backing onto a woodland walk area.

#### Accommodation: –

Entrance into front sitting room with gas fire and surround, fitted shelving and meter cupboards. To the rear is a dining/living room with gas fire and surround, staircase to first floor with understairs storage and patio doors giving access to rear with security shutter. There is a small galley kitchen with fitted cupboards and space for white goods including a gas cooker point. The porch provides rear access via a door and it also houses the central heating boiler. There is a three piece shower room with an electric shower.





The box landing to the first floor gives access to two good size double bedrooms with rear bedroom having storage over stairwell.

Enclosed paved rear patio garden with pedestrian gate providing access to communal passageway.

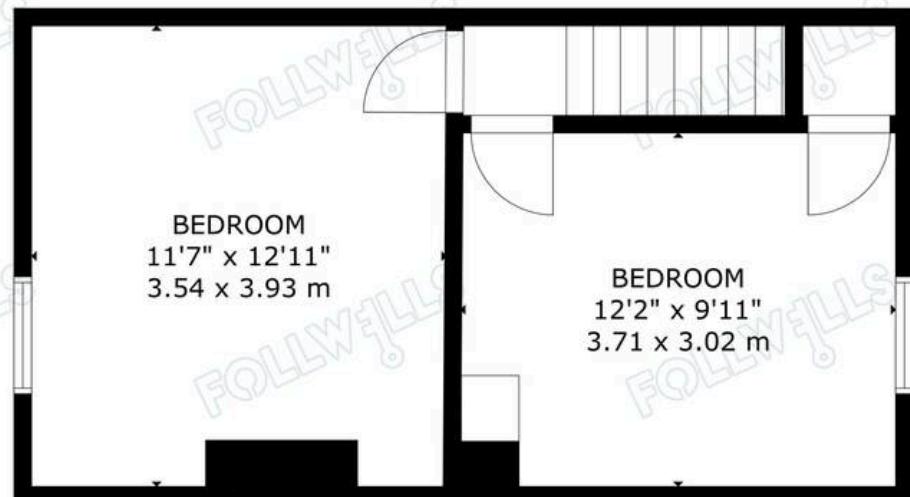
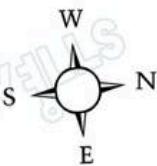
This property is offered for sale with vacant possession and no upward chain.

Council Tax band: A

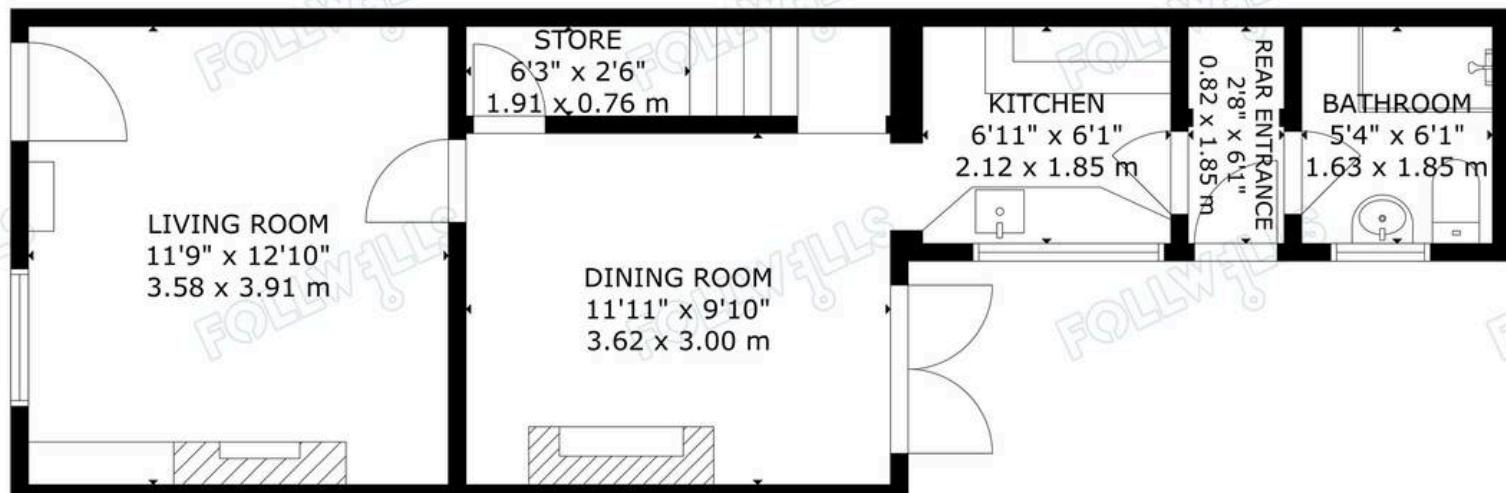
Tenure: Freehold

EPC Energy Efficiency Rating: D





FIRST FLOOR



GROUND FLOOR