



**Kinsey Street
Silverdale, ST5 6JL**

- A MID TERRACED PROPERTY
- FOUR BEDROOMS
- NO CHAIN
- SOUGHT AFTER LOCATION
- PLEASANT REAR GARDEN
- UPVC D/GLAZING & GAS C/HEATING
- MODERN COMBI BOILER
- IDEAL LOCATION TO AMENITIES, SCHOOLS & ROAD LINKS

£139,950





Property Description

INTRO

Available with NO CHAIN - And set in the lovely sought after location of Silverdale, don't miss out on this mid terraced FOUR BEDROOM property new on the market! Having a spacious accommodation comprising entrance hall, ground floor bedroom, lounge, kitchen, rear hall and ground floor bathroom. To the first floor are two bedrooms and to the second floor is the fourth bedroom/loft room. A pleasant rear garden being paved and laid to lawn. UPVC double glazing and gas central heating with an updated gas combi boiler. Fixtures/fittings as pictured, can be included if required. An ideal location for local amenities, schools and road links across the city. Contact us today to get your viewing booked immediately!

DIRECTIONS

Please follow Sat Nav with postcode ST5 6JL. From the B5044 Church Street, turn right into Vale street, and right into Kinsey Street where the property can be found on the left hand side, as identified by our For Sale sign.



ACCOMMODATION

ENTRANCE HALL

11' 5" x 3' (3.48m x 0.91m)

UPVC front entrance door. Radiator. Laminate flooring.

GROUND FLOOR BEDROOM FOUR

11' 8" x 8' 9" (3.56m x 2.67m)

Window to the front, radiator. Laminate flooring. Coving to the ceiling. Cupboards concealing gas and electricity meters. Versatile room for either a bedroom, office or dining room.



LOUNGE

15' 3" max reducing to 12' 2 x 12' 11" (4.65m x 3.94m)

Window to the rear, radiator. Laminate flooring. Coving to the ceiling. Door to understairs store cupboard. Door to staircase to the first floor. Door to:

KITCHEN

8' 10" x 6' 5" (2.69m x 1.96m)

A range of base and wall mounted cupboard units with work surfaces over. Single drainer sink unit. Free standing oven/grill with gas hob over. Tall fridge freezer. Washing machine. Tiled flooring. Spotlight track to ceiling. Frosted window to the side.



REAR HALL

6' 7" x 2' 11" (2.01m x 0.89m)

Recently installed Main Eco compact gas central heating boiler, we are informed by the vendors that this is serviced regularly. Worktop. UPVC rear access door. Tiled flooring.

GROUND FLOOR BATHROOM

6' 4" x 6' 0" (1.93m x 1.83m)

A panelled bath, low level W.C and wash hand basin. Frosted window to the side elevation. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

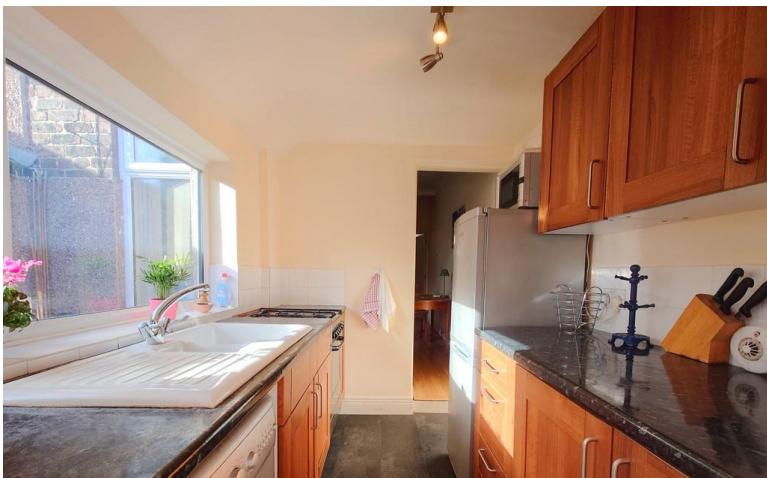
12' 1" x 11' 2" (3.68m x 3.4m)

Window to the front, radiator. Walk in open store area.

BEDROOM TWO

12' 1" x 9' 3" (3.68m x 2.82m)

Window to the rear, radiator.



HALL

With stairs to the second floor.



BEDROOM THREE/ LOFT ROOM

18' 2" x 12' 6" (5.54m x 3.81m)

Window to the front elevation, radiator.

EXTERNALLY

REAR GARDEN

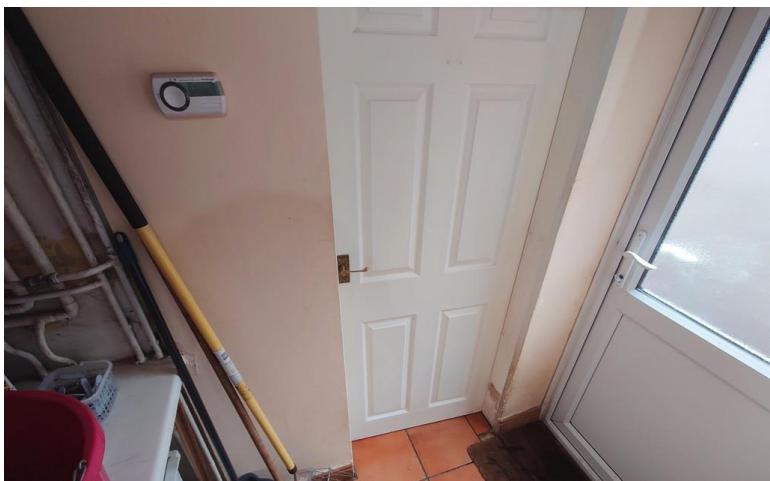
A paved rear yard, leading into a pleasant laid to lawn garden with lovely potential. Enclosed by fencing. Gate for rear access. Shrub borders.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



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: 67D Potential: 76C







