

FOR SALE



Kinsey Street, Silverdale, Newcastle

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £130,000

MARTIN&CO



- Two spacious reception rooms
- Two double bedrooms
- Modern bathroom with white suite
- Rear garden
- Close to public transport
- No onward chain
- Council Tax Band - A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	39	

LOUNGE 11' 6" x 11' 4" (3.52m x 3.46m) Entered via a UPVC front door, living flame gas fire with feature surround, double glazed window to the front elevation, wood effect laminate flooring, radiator.

DINING ROOM 12' 2" x 11' 6" (3.72m x 3.52m) Double glazed window to the rear elevation, stairs to first floor with storage cupboard under, UPVC French doors to the rear elevation, wood effect laminate flooring, radiator.

REAR LOBBY 6' 1" x 4' 10" (1.87m x 1.48m) Access to the rear garden and inner passage way.

KITCHEN 11' 1" x 6' 5" (3.39m x 1.96m) Fitted with modern and contemporary wall and base units with complementary worksurface over which incorporates a sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the side elevation, wood effect laminate flooring.

BATHROOM 5' 10" x 5' 7" (1.80m x 1.71m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the side elevation, wood effect laminate flooring, radiator.

WC Low level WC, window to the rear elevation, wood effect laminate flooring.

BEDROOM ONE 14' 8" x 11' 4" (4.48m x 3.46m) Double glazed window to the front elevation, radiator.



BEDROOM TWO 12' 2" x 11' 6" (3.72m x 3.52m)
Double glazed window to the rear elevation, built in storage cupboard, radiator.

EXTERNAL To the rear of the property there is a good sized rear garden with paved patio and turfed lawn.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.