



Buxton Avenue,
SilverdaleST5



OneAgency

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Offers in Region of £125,000

A four bedroom semi-detached house in the popular location of Silverdale within close proximity to Keele University. The property would make an ideal investment opportunity with student accommodation offering four letting rooms. Also considered an ideal family home. The property benefits from double glazing, gas central heating and gardens to front and rear. Located close to amenities, commuter links and schools/university. Viewing is highly advised!





Ground Floor

Hallway

UPVC door, radiator and tiled flooring.

Lounge

3.90m x 3.08m (12' 10" x 10' 1") Double glazed windows, radiator and carpet flooring.

Kitchen

3.12m x 1.82m (10' 3" x 6' 0") A range of wall and base units with worktops, stainless steel sink basin, integral oven, plumbing for a washing machine, space for a fridge/freezer, double glazed window, UPVC door, radiator and tiled flooring.

Bedroom One

3.95m x 3.90m (13' 0" x 12' 10") A double glazed window, radiator and carpet flooring.

First Floor

Bedroom Two

3.60m x 3.21m (11' 10" x 10' 6") A double glazed window, storage, radiator and carpet flooring.

Bedroom Three

3.14m x 2.91m (10' 4" x 9' 7") A double glazed window, storage, radiator and carpet flooring.

Bedroom Four

2.56m x 2.48m (8' 5" x 8' 2") A double glazed window, grey tall radiator and carpet flooring.

Shower Room

1.68m x 1.66m (5' 6" x 5' 5") A walk in shower unit, pedestal hand wash basin, low level W/C, double glazed window, radiator and vinyl flooring.

W/C

A low level W/C, hand wash basin, double glazed window and vinyl flooring.

External

Front - A paved path and lawned garden.

Rear - A lawned rear garden.

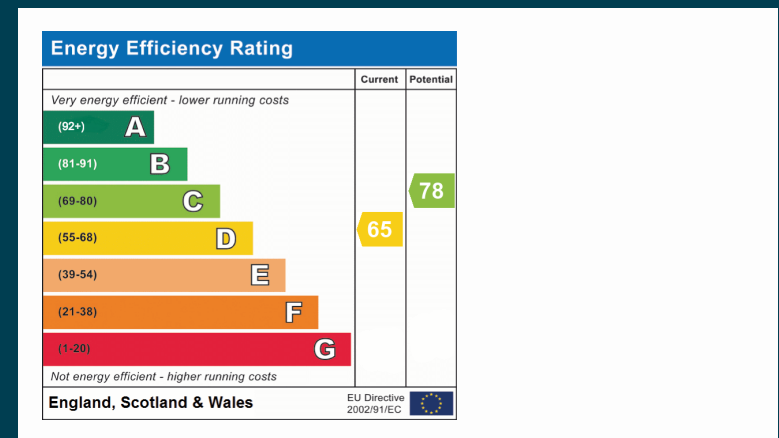
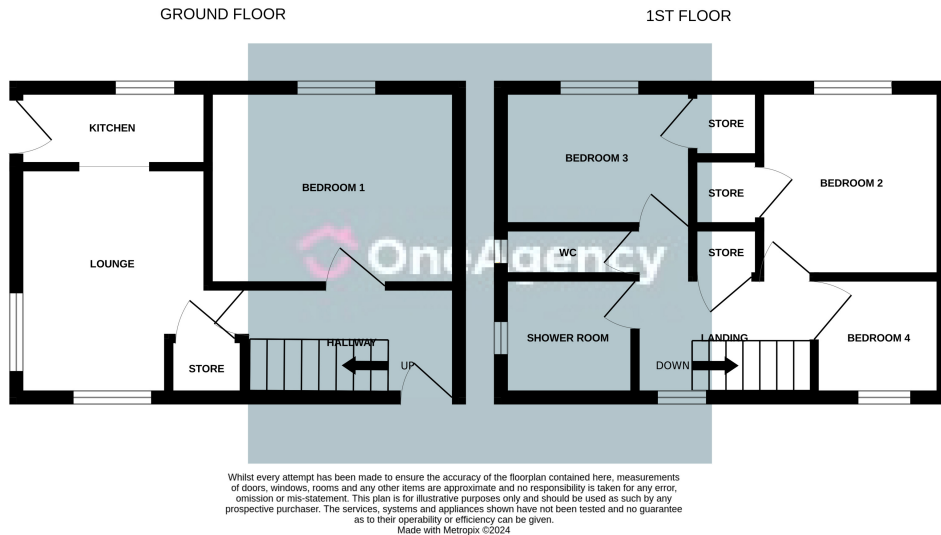
AGENTS NOTES

The council tax band is A. The local authority is Newcastle-under-Lyme.

We understand the construction is Wimpey no-fines, buyers are advised to inform their mortgage broker / lender.

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.