

# heywoods



**Sutton Avenue**

Silverdale, Newcastle, ST5 6TB

**£315,000**







- Three Storey Spacious Detached House
- Versatile & Spacious Family Home
- Beautifully Presented
- Four Bedrooms (Two Ensuites)
- Family Room/Kitchen To Ground Floor
- Spacious First Floor Lounge
- Cloaks/WC & Utility
- Massive Carport With Door To Front
- Huge Garage (Potential Office Etc!)
- Favourably Situated Opposite Green

### The Accommodation:

ENTRANCE HALL Stairs to first floor, door to;

KITCHEN/FAMILY ROOM Divided into two clearly defined areas, FRONT FAMILY ROOM 12'8" x 11'5" with window to front, ample space for furniture, peninsula divided to REAR KITCHEN/BREAKFAST AREA, 12'8" x 12'5" comprehensively equipped with a range of base and wall cupboards, integrated appliances and ample space for table and chairs. French windows to rear garden.

UTILITY ROOM 7' 8" x 4' 1" (2.34m x 1.24m) Plumbing for washing machine and single drainer sink, door to carport.

CLOAKS/WC 6' 0" x 4' 1" (1.83m x 1.24m) Wash basin and close coupled WC.

FIRST FLOOR LANDING A spacious landing with staircase to second floor and doors to first floor rooms, useful door to en-suite shower room.

IMPRESSIVE LOUNGE 18' 11" x 11' 1" (5.77m x 3.38m) With feature Juliet balcony overlooking fine views over the greenway, further window to side.

BEDROOM ONE 18' 7" x 11' 3" (5.66m x 3.43m) Window to front, door to;

ENSUITE SHOWER ROOM 9' 2" x 6' 5" (2.79m x 1.96m) Suite comprising large shower cubicle, wash basin and close coupled WC, window to rear.

SECOND FLOOR LANDING With doors to second floor bedrooms and bathroom.

BEDROOM TWO 13' 7" x 11' 0" (4.14m x 3.35m) Again overlooking the greenway to front, further window to side. Door to;

ENSUITE SHOWER ROOM 6' 6" x 5' 0" (1.98m x 1.52m) With shower room, wash basin and WC.

BEDROOM THREE 11' 9" x 8' 9" (3.58m x 2.67m) Another double room with front facing aspect.

BEDROOM FOUR 9' 8" x 9' 5" (2.95m x 2.87m) Excellent for a fourth bedroom, window to rear.

FAMILY BATHROOM 11' 3" maximum x 6' 0" (3.43m x 1.83m) A spacious family bathroom equipped with panelled bath, separate shower cubicle, wash basin and WC.

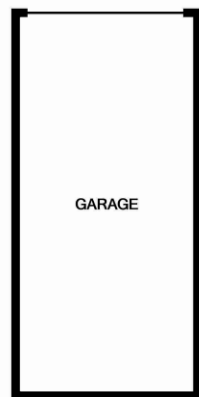
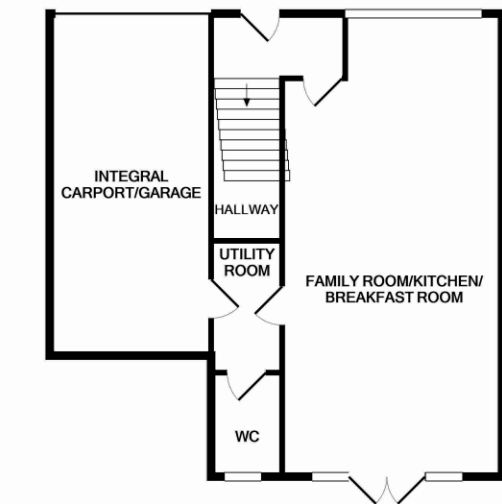
EXTERNALLY The property has the great advantage of being set down a private cul-de-sac serving this and three other properties. The outlook to the front is over landscaped greenery with play area. The front garden has access to the;

SUBSTANTIAL CARPORT 19' 8" x 9' 1" (5.99m x 2.77m) A huge garage really, open to the rear and with garage door to front leads to;

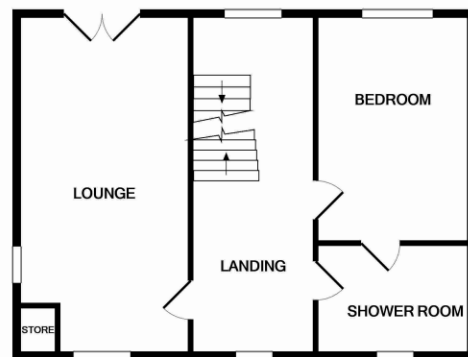
DETACHED BRICK GARAGE 22' 0" x 10' (6.71m x 3.05m) Amazingly spacious as a garage but with potential for many uses if desired!

REAR GARDEN Enclosed by fencing borders with flagged areas and lawn.





GROUND FLOOR



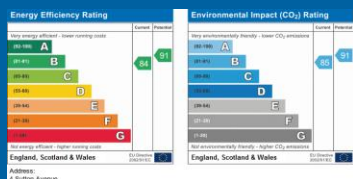
1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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