



9 Silverdale Road, Newcastle, ST5 8BQ

Asking price £245,000



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SALES & LETTINGS

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# 9 Silverdale Road

Newcastle, ST5 8BQ

- 4 bedroom period townhouse
- Modern kitchen with plenty of worktop space & excellent cooker
- Upstairs family bathroom, ground WC & separate utility room
- New combination gas boiler with 10yr warranty
- Popular family area
- Large & spacious with 2 grand reception rooms
- 2 large double bedrooms
- Original features aplenty for those that like character
- Possible rear parking & private low maintenance space
- Freehold and No Chain





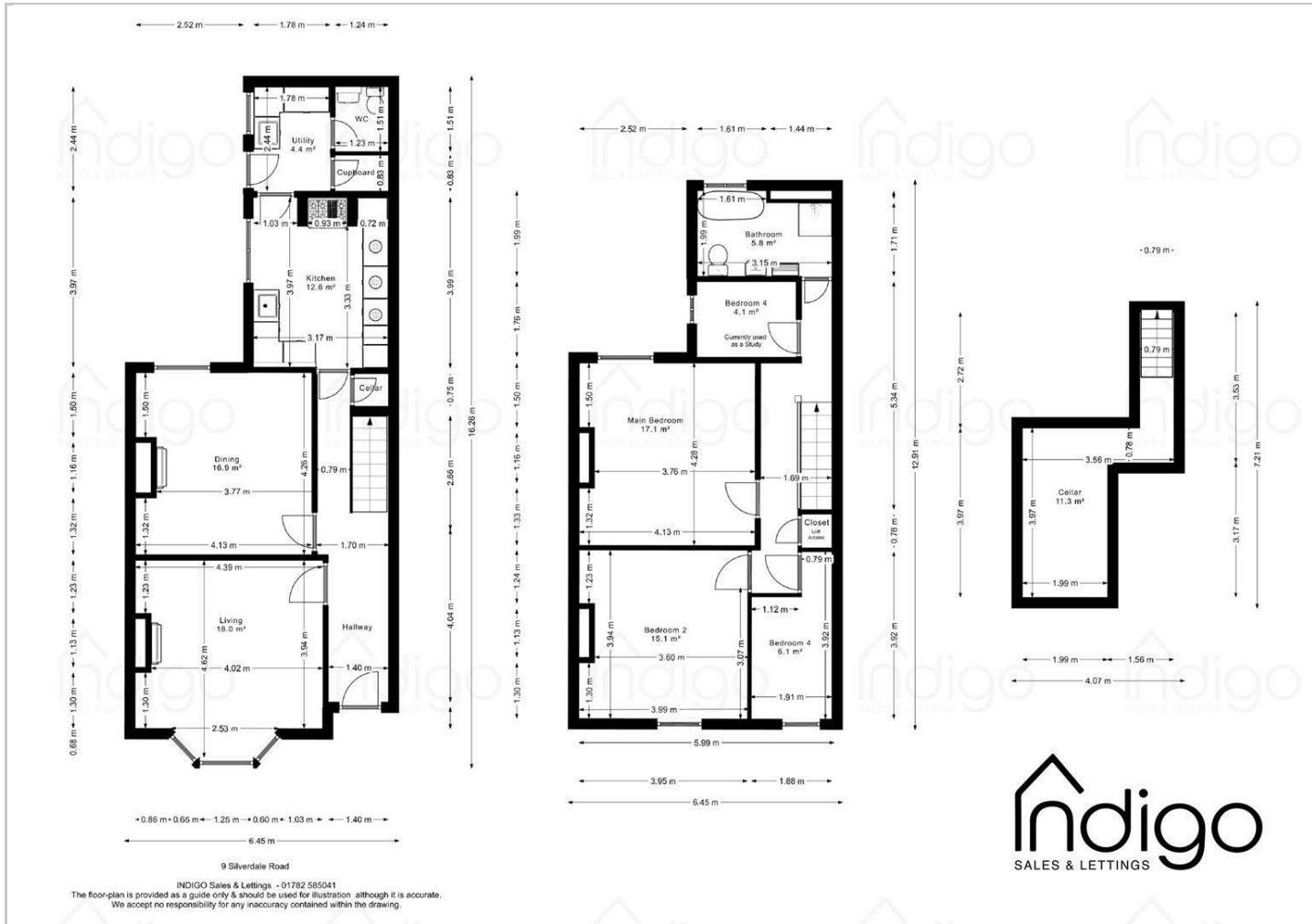
Directions



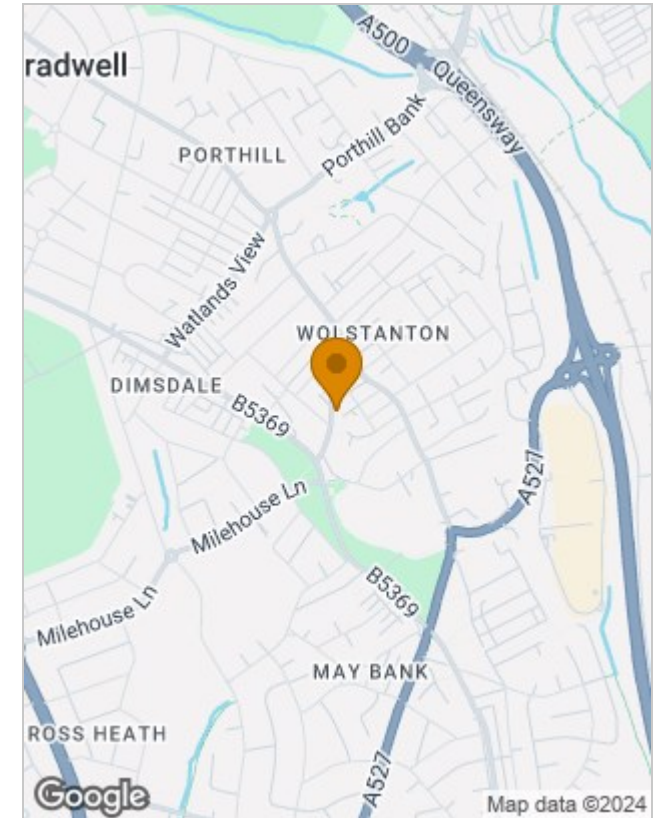


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## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Viewing

Please contact our Indigo Office on 01782 585041 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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