

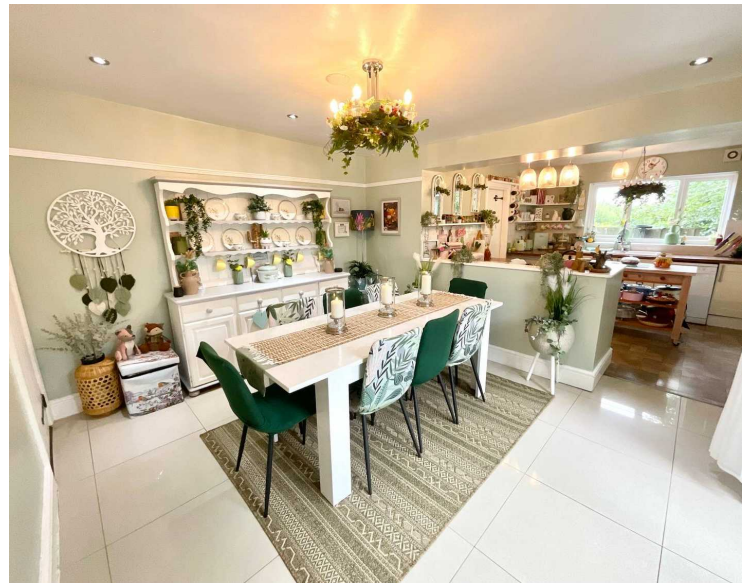
## 123 Park Road, Silverdale

£380,000 Freehold



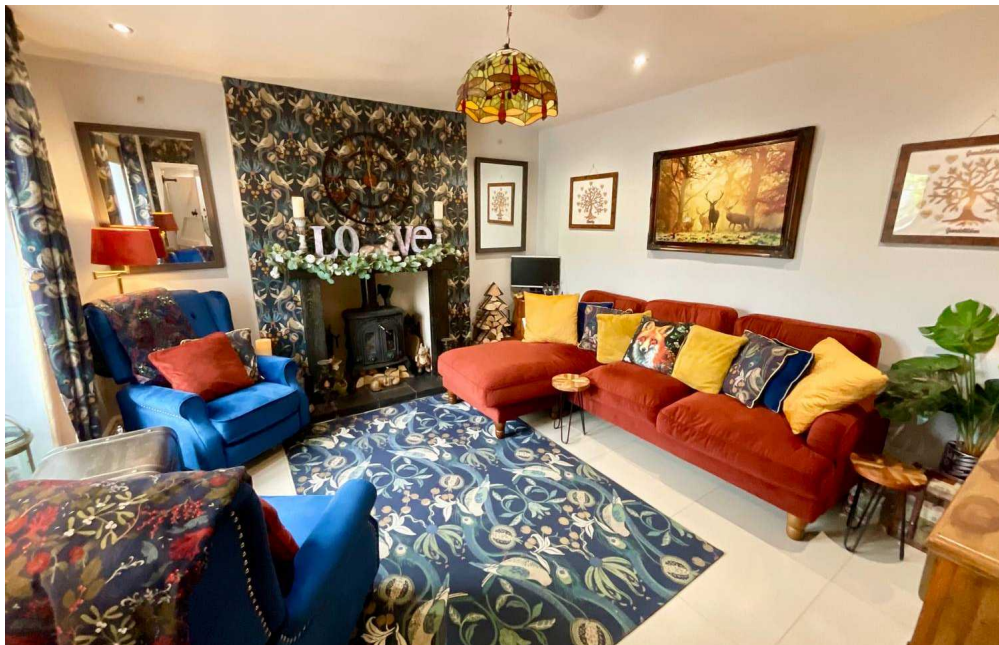
Three double bedrooms including a master offering stunning views, as well as a converted basement that can be used as an annex for multi-generational living • Ample driveway parking with secure gated access, double garage and several seating areas including a covered area for socialising in the evening. • Unique character cottage offering three levels of accommodation and situated in the perfect semi-rural spot, yet still conveniently placed for all local amenities. • Open plan kitchen/dining/living space with French doors and a handy utility off it, along with a sleek and modern ground floor bathroom with freestanding bath tub and separate shower. • A perfect blend of the old and the new encompassing all of the character features you will love but finished with a modern flare!





“ABC easy as one, two, three Ah, simple as Do Re Mi ABC, one, two, three Baby, you and me, girl” Consider your home hunting problems solved and its as easy as 123 Park Road in Silverdale. This gorgeous and unique cottage is just oozing with character yet seamlessly blended with a modern finish. This one of a kind home offers extensive living space that is spread over three storeys. The ground floor comprises a cosy lounge to the front with French doors and a log burner, across the hall is an open plan kitchen/dining space again with French doors and benefitting from a handy utility space that is perfect for tucking the laundry away. To complete the ground floor is a sleek and modern bathroom boasting a free standing bath tub and separate shower. Off the kitchen is a small hall providing access to the sub-floor level that has two additional rooms that can be used to suit. Currently purposed as a games room and a bedroom this space is super versatile and can be whatever you like, it even could even be used as an annex for multi-generational living, a gym or a cinema room. Both the ground floor and basement are equipped with underfloor heating too. Up to the first floor, there are three double bedrooms along with a convenient shower room. Externally, there is a large private gated courtyard that provides ample parking as well as several seating areas to enjoy and a double garage ensure all of your storage needs are taken care of. This beautiful cottage sits in a lovely semi-rural location, yet is only minutes into Newcastle Town Centre and with easy access to Keele University. Easy as 123, Robin Cottage is a truly unique property that must be seen to be appreciated so contact our Stone office today and arrange your viewing!

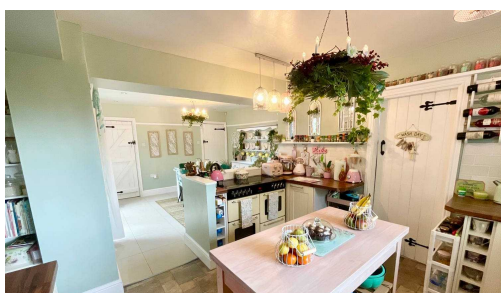
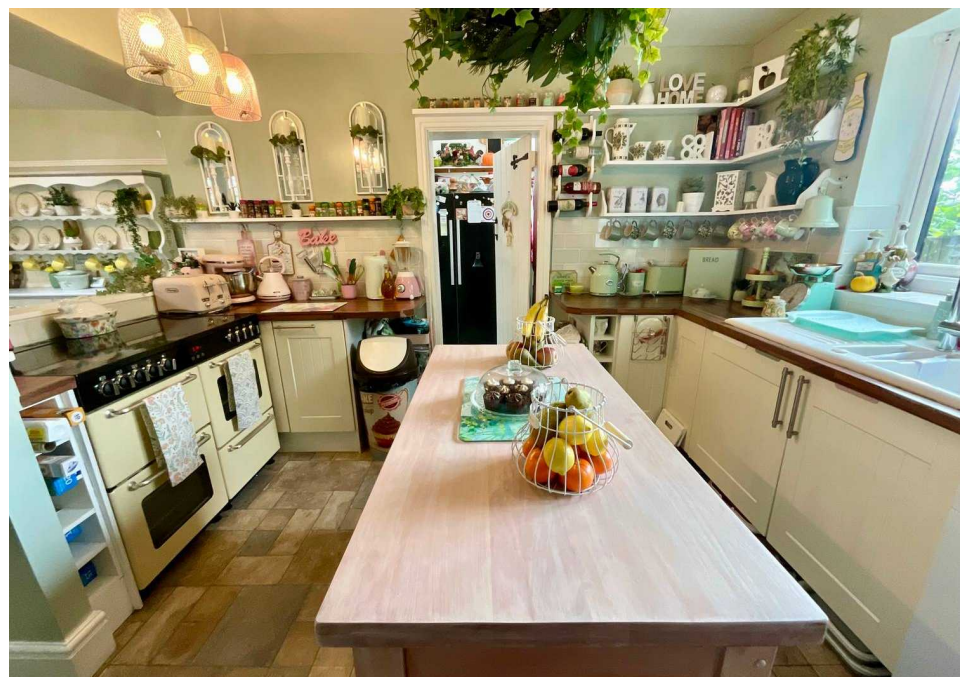




Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

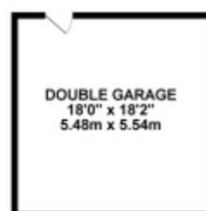
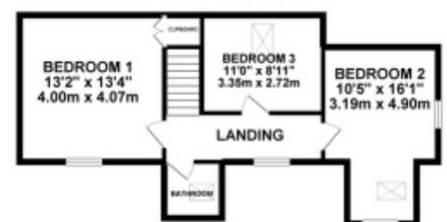
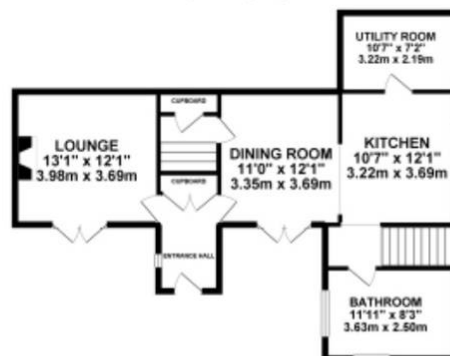
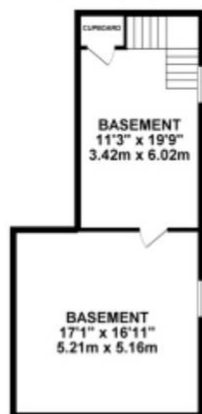




**BASEMENT** 511.17 sq. ft.  
( 47.49 sq. m. )

**GROUND FLOOR** 1067.30 sq. ft.  
( 99.16 sq. m. )

**1ST FLOOR** 540.56 sq. ft.  
( 50.22 sq. m. )



**TOTAL FLOOR AREA : 2119.02 sq. ft. ( 196.86 sq. m. ) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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