

## 58 Taylor Avenue, May Bank, Newcastle, Staffs, ST5 9NE



**Freehold £175,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this handsome double bay fronted semi detached home situated in this ever popular and leafy May Bank location. As you would expect this home offers the modern day comforts of Upvc double glazing (Except two small windows) along with combination gas central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge / dining room, fitted kitchen, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front, side and rear along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With Upvc double glazed front access door with Upvc panels to sides and skylight, pendant light fitting, panelled radiator, stairs to first floor landing and doors to rooms including;



### LOUNGE / DINER 7.62m x 3.61m (25'0" x 11'10")

With Upvc double glazed bay window to front, Upvc double glazed patio door to rear with double glazed panels to sides plus skylight, coving to ceiling two pendant light fittings, two panelled radiator, feature fireplace with gas fire, TV aerial lead and power points.



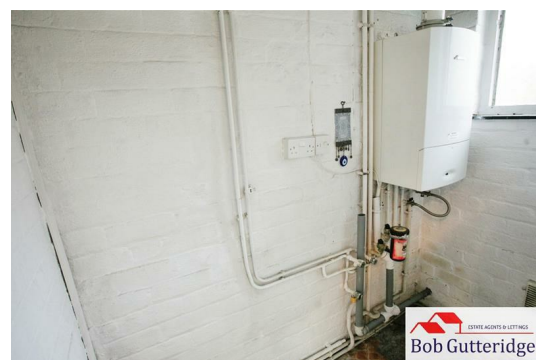
### **KITCHEN 2.67m x 2.06m (8'9" x 6'9")**

With Upvc double glazed window to side, fluorescent tube light fitting, base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface, double drainer sink unit with mixer tap above, space for freestanding gas cooker, ceramic splashback tiling, power points, door to under stairs store and access to;



### **REAR LOBBY**

With Upvc double glazed side access door, door to built in boiler cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems. Door off to;



### **GROUND FLOOR WC**

With glazed window to rear, pendant light fitting and a low level WC.



## FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, pendant light fitting and doors to rooms including;

## BEDROOM ONE 4.34m x 3.10m to wardrobes (14'3" x 10'2" to wardrobes)

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



## BEDROOM TWO 3.66m x 3.23m (12'0" x 10'7")

With Upvc double glazed window to rear, pendant light fitting, picture rail, panelled radiator, fireplace and power points.



### **BEDROOM THREE 2.69m x 1.93m (8'10" x 6'4")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power point.



### **BATHROOM 1.91m x 1.83m (6'3" x 6'0")**

With Upvc double glazed frosted window to rear, pendant light fitting, pedestal sink unit, panelled bath unit with mixer tap, ceramic wall tiling and panelled radiator.



### **EXTERNALLY**



### **FORE GARDEN**

Bounded by garden block walls along with mature hedges, metal gate provides pedestrian access to the front of the property, lawn section, crazy paved pathways and access to;



### **SIDE GARDEN**

With concrete block walls to border along with mature hedges, paved pathways, crazy paved area providing off road parking and access to;



## REAR GARDEN

With mature hedges to border, crazy paved pathways, lawn section with mature shrubs to borders.



## COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

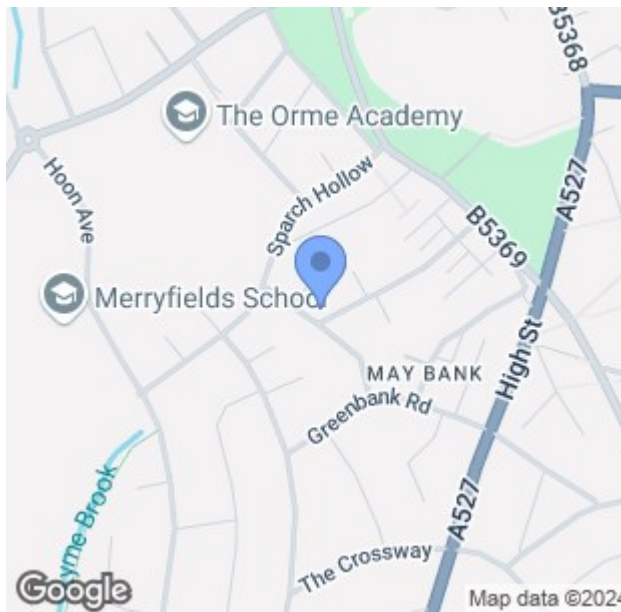
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

