

4 Showan Avenue, May Bank, Newcastle, Staffs, ST5 0NT



Freehold £279,995

Bob Gutteridge Estate Agents are delighted to bring to the market this rare opportunity to acquire this extended semi detached home situated in a prime cul de sac location in May Bank which offers a superb sized rear garden ! Over the years this home has been extended to offer a versatile and spacious living arrangement which in brief comprises of entrance hall, bay fronted lounge, extended sitting room, extended fitted kitchen/diner, utility room, downstairs WC, study/ cloaks and to the first floor are three generous bedrooms along with a first floor shower room. Externally the front garden provides off road parking along with access to a truly wonderful sized rear garden which offers peace and tranquility. As you would expect this home offers the benefits of Upvc double glazing along with combi central heating. The location is perfect for access to local shops, schools and amenities. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

STORM PORCH

With Upvc double glazed French doors to front with double glazed panels to sides and skylights, original tiled flooring and part panelled part glazed front access door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With pendant light fitting, smoke alarm, panelled radiator, power point, oak flooring, stairs to first floor landing and doors to rooms including;

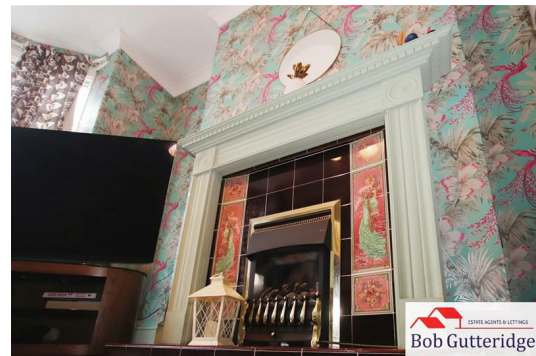


STUDY / CLOAKS 2.31m maximum x 1.83m maximum (7'7" maximum x 6'0" maximum)

With Upvc double glazed frosted window to side, pendant light fitting, power point and vinyl tile flooring.

BAY FRONTED LOUNGE 4.32m x 3.56m (14'2" x 11'8")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, feature fireplace with built in living flame coal effect gas fire, TV aerial connection, panelled radiator, wood effect laminate flooring and power points.



EXTENDED SITTING ROOM 5.31m x 3.56m (17'5" x 11'8")

With Upvc double glazed half bay window to rear, pendant light fitting, coving to ceiling, engineered oak flooring, inset log effect gas fire, TV aerial connection, panelled radiator and power points.



FITTED KITCHEN / DINING ROOM 4.93m x 3.10m reducing 2.67m (16'2" x 10'2" reducing 8'9")

With Upvc double half bay window to rear, Upvc double glazed window to rear, Upvc double glazed frosted side access door, wood panelling to ceiling, two four lamp light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space space, work surfaces with built in plasticised bowl and a half sink unit with mixer tap above, integrated four ring gas hob unit with oven beneath plus extractor hood above, panelled radiator, ceramic wall tiling, ceramic tiled flooring, integrated dishwasher, integrated fridge/freezer and power points.



UTILITY ROOM 4.27m maximum x 1.93m maximum (14'0" maximum x 6'4" maximum)

With Upvc double glazed window to side, pendant light fitting, British Gas combination boiler providing the domestic hot water and central heating systems, Belfast sink unit with taps above, double panelled radiator, plumbing for automatic washing machine, sliding door reveals a built in drying room and access off to;

DOWNSTAIRS WC 1.37m maximum x 1.47m maximum (4'6" maximum x 4'10" maximum)

With Upvc double glazed frosted window to side, wall light fitting, fully tiled in high glazed wall ceramics, viny cushion flooring and a low level WC.

FIRST FLOOR LANDING

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



BEDROOM ONE (REAR) 5.33m x 3.56m (17'6" x 11'8")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, built in wardrobes providing ample domestic hanging space and storage space, matching dressing table and power points.



BEDROOM TWO (FRONT) 4.39m x 3.56m (14'5" x 11'8")

With Upvc double glazed bay window to front, pendant light fitting, coving, panelled radiator, power points and engineered oak flooring.



BEDROOM THREE (FRONT) 3.89m x 2.59m+recess (12'9" x 8'6"+recess)

With Upvc double glazed windows to front and side aspects, coving to ceiling, panelled radiator, TV aerial connection, power points and engineered oak flooring.



FIRST FLOOR SHOWER ROOM 2.64m x 2.57m (8'8" x 8'5")

With Upvc double glazed frosted windows to side and rear aspects, enclosed light fitting, spotlight fitting with extractor fitting, a white suite comprising built in WC, Vanity sink unit with mixer tap above, built in double shower enclosure with thermostatic direct flow shower, aqua boarding to splashback, ceramic wall tiling, traditional style towel radiator and wood effect flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with a mature hedge, a paved driveway allows for off road parking for two vehicles and access alongside the property to;



DESIRABLE REAR GARDEN

This truly wonderful sized enclosed rear garden is certainly something not to be missed and offers potential purchasers great scope to create their own masterpiece ! Bounded by concrete post and timber fencing along with mature shrubs, a paved area provides patio and sitting space, tiered down with a expansive lawn section with mature shrubs, trees and hedges 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		
69-80	C		79 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

