

## 39 Wayside Avenue, May Bank, Newcastle, Staffs, ST5 9PH



**Freehold £275,000**

Bob Gutteridge Estate Agents are pleased to bring to the market this modern day detached home situated in this ever popular May Bank location which provides ease of access to local shops, schools and amenities as well being a short stroll from May Bank Marsh. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, family room, lounge, dining room, fitted kitchen/breakfast room, conservatory and to the first floor are three bedrooms along with an en-suite master bathroom and separate bathroom. Externally the property offers gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With multi-glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, modern grey laminate flooring, panelled radiator and doors to rooms including;



### FAMILY ROOM 4.65m x 2.39m (15'3" x 7'10")

With Upvc double glazed window to front, coving to ceiling, spotlight fittings, panelled radiator, engineered oak floor and power points.



### LOUNGE 4.22m x 3.15m (13'10" x 10'4")

With Upvc double glazed bow window to front, coving to ceiling, pendant light fitting, panelled radiator, modern grey laminate flooring, feature fireplace, power points, door to store and archway reveals;



**DINING ROOM 2.92m x 2.51m (9'7" x 8'3")**

With Upvc double glazed patio doors to rear, coving to ceiling, pendant light fitting, panelled radiator, modern grey laminate flooring, power points and access off to;



### CONSERVATORY 4.83m x 3.05m (15'10" x 10'0")

With glazed windows to side and rear, part panelled part glazed French doors to rear, pendant light fitting, modern grey laminate flooring and panelled radiator.



### KITCHEN 4.22m x 2.90m (13'10" x 9'6")

With Upvc double glazed French doors to rear, Upvc double glazed window to rear, coving to ceiling, two pendant light fittings, extractor fan, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, slate effect tiled flooring and power points.



### UTILITY ROOM/GROUND FLOOR WC 2.41m x 1.30m (7'11" x 4'3")

With Upvc double glazed frosted window to side, a white suite comprising of low level WC, corner sink unit with taps above, ceramic splashback tiling, slate effect tiled flooring, panelled Ideal gas central heating boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine and power points.



### FIRST FLOOR LANDING

With pendant light fitting, access to loft space, door to built in airing cupboard and doors to rooms including;

### BEDROOM ONE 4.42m x 3.81m (14'6" x 12'6")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space. Door leads off to;



### **EN SUITE BATHROOM 2.13m x 1.88m (7'0" x 6'2")**

With Upvc double glazed frosted window, vinyl cushion flooring, a white three piece suite comprising of low level WC, pedestal sink unit with mixer tap above, panelled bath with mixer tap plus shower and panelled radiator.



### **BEDROOM TWO 4.17m x 2.51m (13'8" x 8'3")**

With two Upvc double glazed windows to front, coving to ceiling, pendant light fitting, panelled radiator and power points.



### **BEDROOM THREE 2.79m x 2.13m (9'2" x 7'0")**

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



### **FAMILY BATHROOM 2.08m x 1.88m (6'10" x 6'2")**

With Upvc double glazed frosted window to side, ceramic half wall tiling with decorative border tile, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with chrome mixer tap above, panelled radiator and modern grey wood effect laminate flooring.



### **EXTERNALLY**



## **FORE GARDEN**

With garden brick walls to frontage, stone chipping providing off road parking to the front of the property with mature shrubs to borders and timber gate leads alongside the property to;

## **REAR GARDEN**

Bounded by concrete post and timber fencing, paved area provides patio and sitting space and a lawn section.



## **COUNCIL TAX**

Band 'D' 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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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

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**HOURS OF OPENING**

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

