

47 May Avenue, May Bank, Newcastle, Staffs, ST5 0NH



Freehold £245,000

Bob Gutteridge Estate Agents are delighted to bring to the market this handsome bay fronted semi detached home situated in this leafy and popular May Bank location. This property is set in a sought after residential location which provides ease of access to both Newcastle & Hanley Town Centres aswell as being near to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, entrance hall, downstairs WC, bay fronted dining room, lounge, fitted kitchen and to the first floor are three bedrooms along with first floor bathroom and separate WC. Externally the property offers gardens to front and rear along with off road parking and an attached garage. 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 plus skylight and part frosted glazed front access door with frosted panels to sides leads off to;

ENTRANCE HALL

With double wall light fitting, panelled radiator, BT telephone point (Subject to usual transfer regulations), door to under stairs store, stairs to first floor landing and door leads off to;



GROUND FLOOR WC

With pendant light fitting and a low level WC.

BAY FRONTED DINING ROOM 3.99m to bay x 3.40m (13'1" to bay x 11'2")

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, feature fire surround with inset electric fire and power points.



LOUNGE 4.83m x 3.38m (15'10" x 11'1")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, feature fire surround with inset modern gas fire and power points.



FITTED KITCHEN 4.34m x 2.13m (14'3" x 7'0")

With Upvc double glazed windows to side and rear aspects, Upvc double glazed side access door, fluorescent tube light fitting, wood panelling to walls and ceiling, vinyl cushion flooring, panelled radiator, base and wall mounted wood storage cupboards providing ample domestic cupboard space, round edge work surface, built in sink unit with taps above, space for freestanding electric cooker, plumbing for automatic washing machine and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side with inset lead pattern and stained glass, pendant light fitting and doors to rooms including;



BEDROOM ONE 4.04m x 2.90m to wardrobes (13'3" x 9'6" to wardrobes)

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



BEDROOM TWO 3.66m x 3.00m (12'0" x 9'10")

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



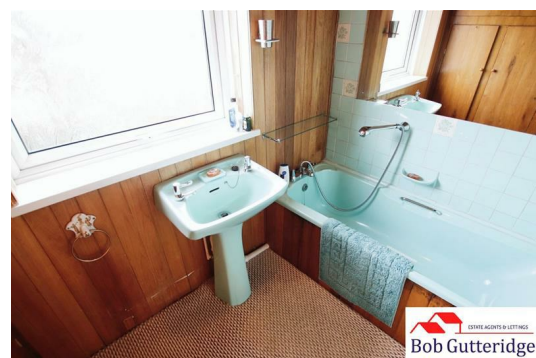
BEDROOM THREE 2.26m x 2.13m (7'5" x 7'0")

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



FIRST FLOOR BATHROOM 2.06m x 1.65m (6'9" x 5'5")

With Upvc double glazed frosted window to rear, wood panelling, ceramic splashback tiling, a coloured suite comprising of pedestal sink unit, panelled bath unit with mixer tap plus hair attachment and door to built in boiler cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems.



SEPARATE WC

With Upvc double glazed frosted window to side, fully tiled in ceramic wall tiles, pendant light fitting, vinyl cushion flooring and a white low level WC.

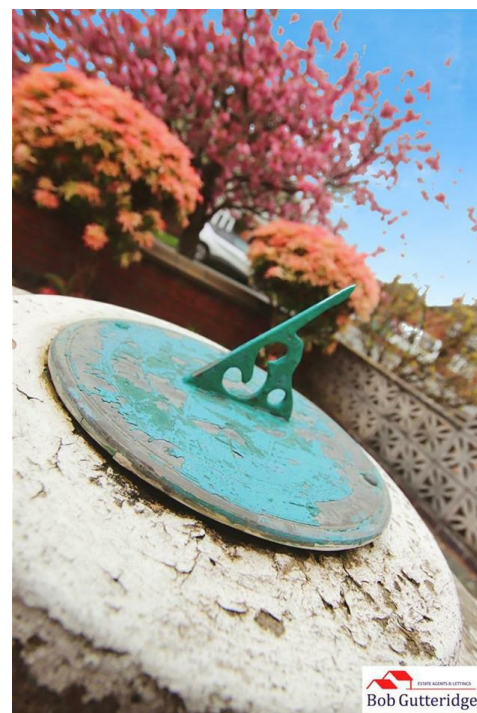


EXTERNALLY



FORE GARDEN

Bounded by garden brick and concrete block walls, double metal gates provide vehicular access to the front of the property, brick paved driveway allows for off road parking, stone chipping provides ease of maintenance and mature shrubs to frontage.



REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ample patio and sitting space, lawn section with mature shrubs and access off to;



ATTACHED BRICK GARAGE

With metal up and over door, panelled rear access door and ample external storage space.

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

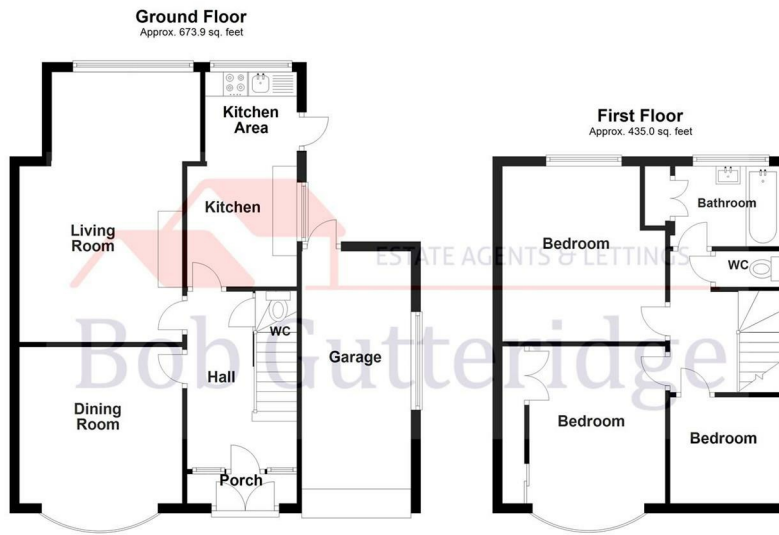
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 57 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

