

26 Blunt Street, May Bank, Newcastle, Staffs, ST5 9NA

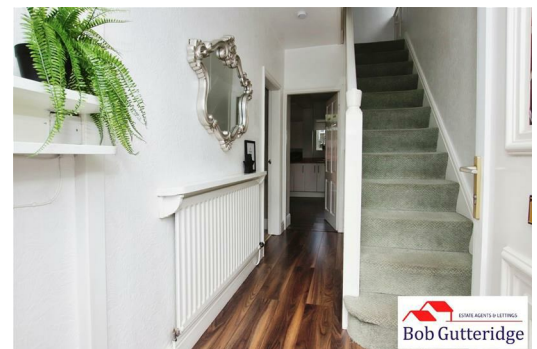
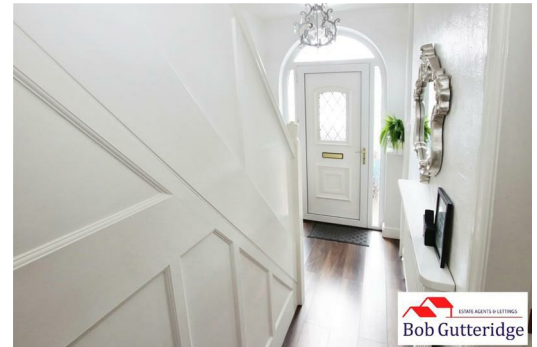


Freehold £210,000

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional double bay fronted semi detached home situated in a cul de sac location in May Bank which provides ease of access to both May Bank Marsh and the High Street. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, spacious open plan fitted kitchen / dining room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. This home is well placed for access to local shops, schools and amenities as well as providing good road links to the A34 & A500. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, frosted double glazed panels to sides plus skylight, pendant light fitting, panelled radiator, wood effect laminate flooring, stairs to first floor landing and doors to rooms including;



BAY FRONTED LOUNGE 4.17m into bay x 3.30m (13'8" into bay x 10'10")

With Upvc double glazed bay window to front with inset lead pattern to skylights, pendant light, coving to ceiling, pendant light fitting, Virgin Media connection point (Subject to usual transfer regulations), panelled radiator, feature fireplace with marble hearth plus inset plus living flame coal effect gas fire and power points.



OPEN PLAN FITTED KITCHEN / DINING ROOM 5.41m x 3.63m (17'9" x 11'11")

With Upvc double glazed windows to sides and rear aspects, Upvc double glazed double patio doors to rear, coving to ceiling, four lamp light fitting, pendant light fitting, double panelled radiator, wood effect laminate flooring, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, integrated dishwasher, built in six ring gas hob unit with oven/grill beneath, plumbing for automatic washing machine, space for condenser dryer, power points and door to under stairs store.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side with inset lead pattern to skylight, pendant light fitting, smoke alarm, access to loft space, two power points and doors to rooms including;



BEDROOM ONE (FRONT) 4.19m x 3.30m (13'9" x 10'10")

With Upvc double glazed bay window to front with inset lead pattern to skylights, coving to ceiling, pendant light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 3.63m x 3.30m (11'11" x 10'10")

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



BEDROOM THREE (FRONT) 2.46m into recess x 1.65m (8'1" into recess x 5'5")

With Upvc double glazed window to front with inset lead pattern to skylight, three lamp light fitting, panelled radiator, power points and built in double wardrobe providing ample hanging space and storage space. Please note the bed used to built in above the bulk head, since then the current vendors have built a double wardrobe above and as such to fit a bed the wardrobe would be required to be removed.



FIRST FLOOR BATHROOM 2.54m x 1.98m (8'4" x 6'6")

With Upvc double glazed frosted window to rear, enclosed light fitting, fully tiled in wall ceramics, extractor fan, panelled radiator, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with electric shower above, vinyl cushion flooring and door to built in boiler cupboard housing a Valliant combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

FORE GARDEN

With garden block walls along with concrete post and timber fencing, a double tarmac driveway allows for off road parking for two vehicles, plum slate chipping and access off to;

REAR GARDEN

Bounded by concrete/timber post and timber fencing, paved area providing patio and sitting space, lawn section with shrubs to borders and access to a detached sectional garage.



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

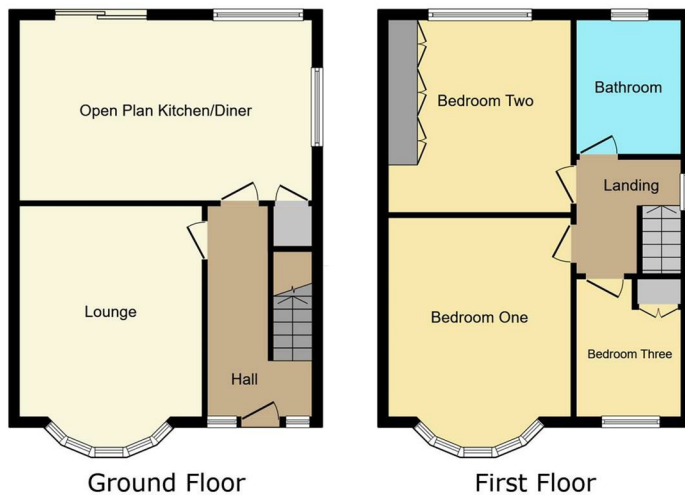
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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

