

## 3 Belfield Avenue, May Bank, Newcastle, Staffs, ST5 9NH

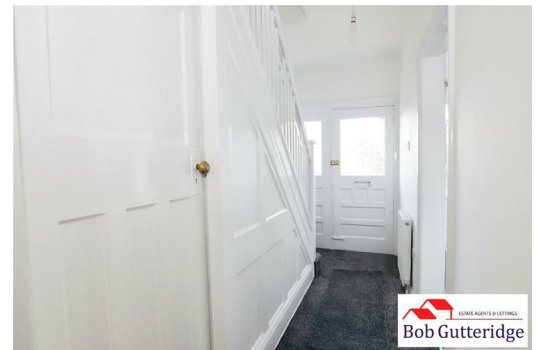
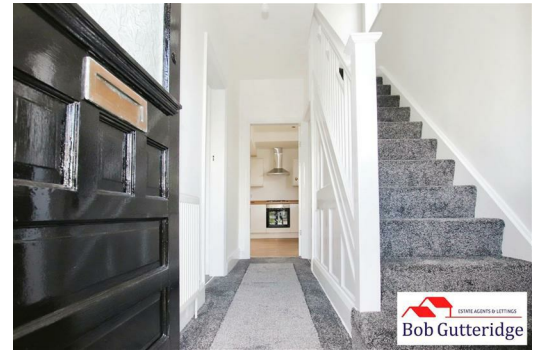


**Freehold £225,000**

**\*\* NEWLY MODERNISED ! \*\*** Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and recently modernised double bay fronted semi detached home situated in this ever popular and convenient May Bank location. The developer of this home has gone through it with a fine toothcomb and as such has been re-wired, re-plumbed, NEW combi central heating, NEW Upvc double glazing, replastered throughout and much more ! In brief the accommodation comprises of entrance hall, bay fronted lounge, open plan fitted kitchen / diner, downstairs WC 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. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

### **ENTRANCE HALL**

With part panelled part frosted front access door, frosted glazed panel to side, pendant light fitting, panelled radiator, two power points, stairs to first floor landing and door leads off to;



### **DOWNSTAIRS WC 2.06m x 0.81m (6'9" x 2'8")**

With Upvc double glazed frosted window to side, electricity consumer unit, gas meter, electricity meter, low level WC and ample domestic shelving space and storage space.

**BAY FRONTED LOUNGE 3.51m x 3.33m (11'6" x 10'11")**

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, power points and modern wall mounted focal log effect electric fire.



## NEW MODERN FITTED KITCHEN / DINING ROOM 5.26m x 4.37m

reducing to 3.35m (17'3" x 14'4" reducing to 11'0")

With Upvc double glazed window to side, Upvc double glazed double patio doors to rear with double glazed windows to side, eight spotlight fittings, double panelled radiator, oak effect laminate flooring, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood effect with built in four ring Lamona brushed stainless steel gas hob unit with oven beneath and extractor hood above, built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine power points and a Baxi combination boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR LANDING

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



## BEDROOM ONE (REAR) 3.48m x 3.33m (11'5" x 10'11")

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



**BEDROOM TWO (FRONT) 3.66m into bay x 3.35m (12'0" into bay x 11'0")**

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



**BEDROOM THREE / COT ROOM 1.88m x 1.80m (6'2" x 5'11")**

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



**NEW FIRST FLOOR BATHROOM 2.46m x 1.78m (8'1" x 5'10")**

With Upvc double glazed frosted window to rear, two LED spotlight fittings, a white suite comprising of low level dual flush WC, vanity sink unit with monobloc chrome waterfall mixer tap above, "L" shaped bath / shower unit with monobloc chrome waterfall mixer tap plus thermostatic direct flow shower above, ceramic wall tiling in marble effect, vinyl cushion flooring and chrome towel radiator.



## EXTERNALLY



### FORE GARDEN

Bounded by garden block walls along with mature hedges, lawn section to frontage and a concrete driveway provides off road parking for two or so vehicles along with access off to;



### REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, paved area provides ample patio and sitting space, railway sleepers tier up up a lawn section with shrubs to borders, garden greenhouse and timber shed providing 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.

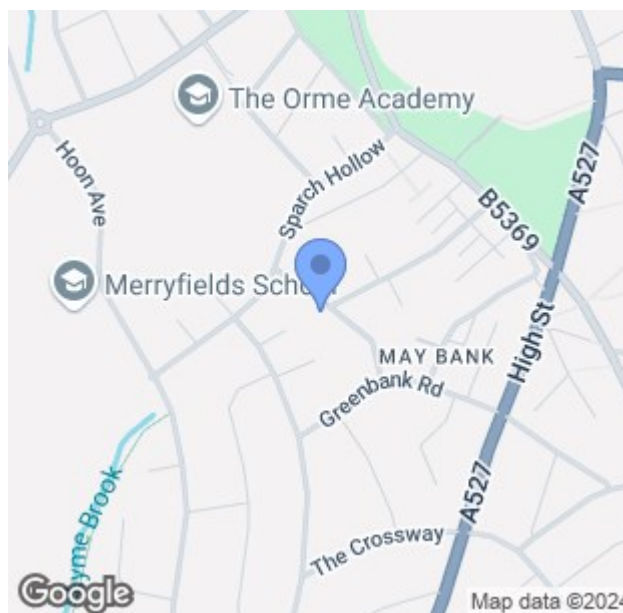
## **SERVICES**

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 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

