

5 Oxhay View, May Bank, Newcastle, Staffs, ST5 0RX



Freehold £199,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable semi detached home situated in a pleasant cul de sac in May Bank which provides ease of access to the High Street where local shops, schools and amenities can be located. 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, through lounge / dining room, fitted kitchen, utility room, downstairs WC and to the first floor are three bedrooms along with a first floor shower room. Externally the property offers gardens to front and rear along with off road parking and an attached brick garage. We can also confirm that this home is being sold with the added benefit of NO UPPER CHAIN !

STORM PORCH

With Upvc double glazed sliding door to front, Upvc double glazed panels to front and Upvc double glazed front access door leads off to;

ENTRANCE HALL 4.57m x 2.08m (15'0" x 6'10")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, door to under stairs store, stairs to first floor landing and doors to rooms including;



**LOUNGE / DINING ROOM 7.85m x 3.73m max narrowing to 2.90m
(25'9" x 12'3" max narrowing to 9'6")**

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, coving to ceiling, two panelled radiators, feature brick fireplace, TV aerial connection and power points.



FITTED KITCHEN 3.45m x 2.90m (11'4" x 9'6")

With Upvc double glazed window to rear, a range of base and wall mounted wood 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, integrated grill/oven, integrated fridge, integrated dishwasher, ceramic splashback tiling, panelled radiator, power points and access off to;



REAR HALLWAY 1.83m x 0.91m (6'0" x 3'0")

With doors to rear garden, access to garage plus WC and door to built in store.

UTILITY / STORE 1.68m x 0.76m (5'6" x 2'6")

With plumbing for automatic washing machine. vent for tumble dryer, power point and work surface.

GROUND FLOOR WC 1.65m x 0.99m (5'5" x 3'3")

With Upvc double glazed window to side, a low level WC, wash hand basin and a Glow Worm Economy Plus gas central heating boiler providing the domestic hot water and central heating systems.

FIRST FLOOR LANDING

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

BEDROOM ONE (FRONT) 3.66m x 3.58m (12'0" x 11'9")

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.



BEDROOM TWO (REAR) 4.22m x 2.87m (13'10" x 9'5")

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



BESROOM THREE (REAR) 3.28m x 2.90m (10'9" x 9'6")

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



FIRST FLOOR SHOWER ROOM 2.18m x 2.08m (7'2" x 6'10")

With Upvc double glazed frosted window to front, ceramic wall tiling, panelled radiator, a coloured suite comprising of low level WC, pedestal sink unit with walk in double shower enclosure.



EXTERNALLY



FORE GARDEN

With garden brick/block walls to borders, a double brick paved driveway provides off road parking, stone chipping providing ease of maintenance and access off to;

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, brick paved pathways tier up to a paved area providing ample patio and sitting space, lawn section with mature plants to borders, external cold water feed and access to a timber shed providing ample domestic 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

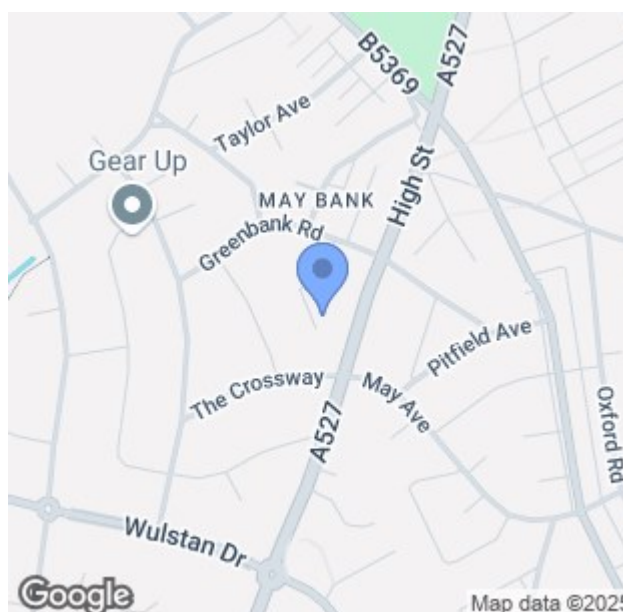
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		85 B
69-80	C		
55-68	D	63 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

