

## 7 Beech Grove, May Bank, Newcastle, Staffs, ST5 9NN



**Freehold Offers in excess of £150,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented traditional town house situated in a cul de sac location in May Bank. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, fitted kitchen / dining room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers well stocked and mature gardens to both front and rear. The location is perfect for access to local shops, schools and amenities. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

### **ENTRANCE HALLWAY**

With composite double glazed front access door, pendant light fitting, stairs to first floor landing and door leads off to;



**LOUNGE 3.91m x 3.51m (12'10" x 11'6")**

With Upvc double glazed window to front, pendant light fitting, two wall light fittings, feature fireplace with electric log effect fire, TV aerial connection, panelled radiator, power points and access off to;



## FITTED KITCHEN / DINER 4.80m x 3.78m (15'9" x 12'5")

With two Upvc double glazed windows to rear, two multi spotlight fittings, a range of base and wall mounted wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in sink unit with mixer tap above, built in four ring gas hob unit with oven beneath, plumbing for automatic washing machine, space for fridge/freezer, stripped and treated floorboards, two panelled radiators, power points, door to under stairs store and door leads off to;



## REAR LOBBY

With side access door, ceramic tiled flooring and a Main Combi Eco combination gas central heating boiler providing the domestic hot water and central heating systems.

## FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors to rooms including;

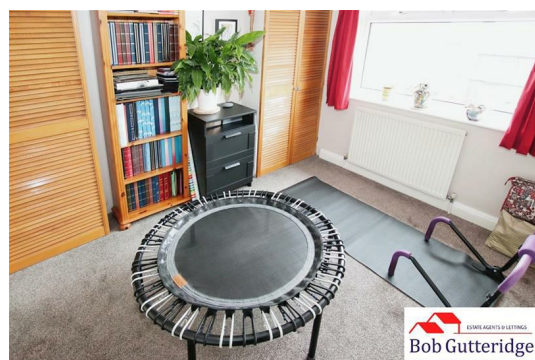
### **BEDROOM ONE 3.81m x 3.00m (12'6" x 9'10")**

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



### **BEDROOM TWO 3.05m x 2.29m to wardrobes (10'0" x 7'6" to wardrobes)**

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



### **BEDROOM THREE 2.34m x 2.01m (7'8" x 6'7")**

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



## FIRST FLOOR BATHROOM 2.26m x 1.93m (7'5" x 6'4")

With Upvc double glazed frosted window to rear, suspended ceiling with fluorescent tube light, fully tiled with inset random pattern tile, a champagne suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap with shower attachment, glazed shower screen and panelled radiator.



## EXTERNALLY



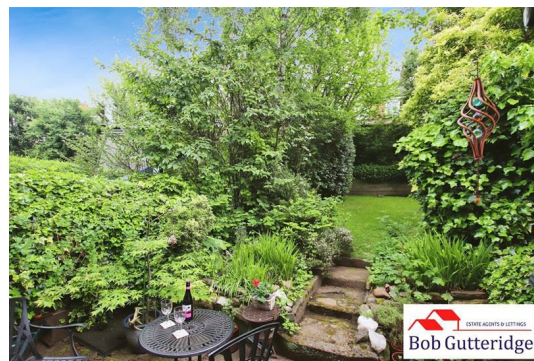
## FORE GARDEN

The property sits at the head of a much admired residential cul de sac . The home is a screened by a mature garden featuring established plants, shrubs and flowers. Access leads alongside the property to;



## REAR GARDEN

At the rear you really do feel like you've entered your own little kingdom. There is a delightful well screened and peaceful garden offering a high degree of privacy featuring lawn with mature and established bushes and trees. There is a pleasant patio area, lawn and shed.



## COUNCIL TAX

Band 'A' 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.





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

