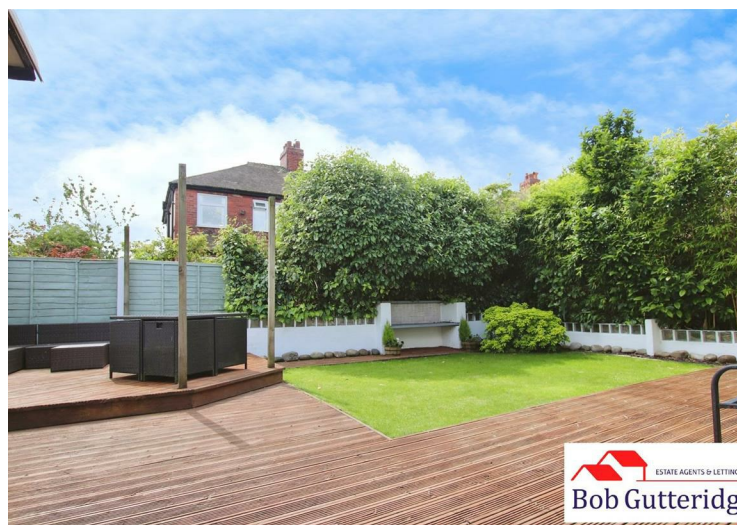


## 1 Champion Avenue, May Bank, Newcastle, Staffs, ST5 0PW

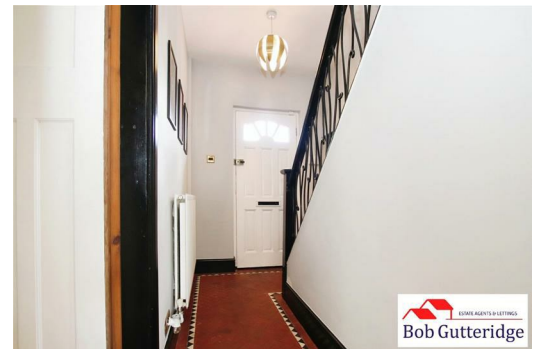


**Freehold Offers in excess of £249,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented double bay fronted traditional semi detached home situated in this ever popular and convenient location which provides ease of access to both Hanley and Newcastle town centres along with being near to local shops, schools and amenities. This property offers many period features including two original double bay fronted windows with inset lead pattern and stained glass along with original tiled entrance hall and stripped and treated floorboards. As you would expect this home offers majority Upvc double glazing along with modern combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, beautiful fitted kitchen/dining room with central feature island. To the first floor are three bedrooms along with a beautiful tiled first floor family bathroom. Externally the property is set on a generous plot with landscaped gardens to both front and rear along with ample off parking for several vehicles. We are also pleased to confirm this property is being sold with the added benefit of No Vendor Chain!

## ENTRANCE HALL

With part panelled/part glazed front access door, pendant light fitting, double panelled radiator, stairs to first floor landing, original tiled flooring and original doors lead off to rooms including;



**BAY FRONTED LOUNGE 3.73m x 3.91m into bay (12'3" x 12'10" into bay)**

With original glazed bay window to front with inset lead pattern and stained glass to skylight, coving to ceiling, pendant light fitting, panelled radiator, feature brick fire inset with ceramic tiled hearth and cast iron log burner, stripped and treated floorboard, BT telephone points (subject to usual transfer regulations), TV aerial connection and power points.



## LUXURY OPEN PLAN FITTED KITCHEN/DINING ROOM 5.28m x 2.90m (17'4" x 9'6")

With Upvc double glazed window to rear, Upvc double glazed double patio doors to rear with inset lead pattern, ten LED spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space with built in porcelain sink unit with chrome mixer tap above, built in four ring ceramic hob unit with oven beneath and extractor hood above plus glazed splashback, under cupboard lighting, modern vertical traditional style radiator, oak effect laminate flooring, integrated fridge/freezer, integrated dishwasher, central feature island with built in breakfast bar, power points and door leads off to;



### **UNDERSTAIRS STORAGE CUPBOARD**

With Upvc double glazed window to side, a Potterton combination boiler providing domestic hot water and central heating systems, electricity consumer unit, electricity meter and gas meter.

### **FIRST FLOOR LANDING**

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



**BEDROOM ONE (FRONT) 3.68m x 3.61m (12'1" x 11'10")**

With original glazed bay window to front with inset lead pattern and stained glass to skylight, pendant light fitting, panelled radiator and power points.



## **BEDROOM TWO (REAR) 3.35m x 2.92m (11'0" x 9'7" )**

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



## **BEDROOM THREE**

With Upvc double glazed window to side with inset lead pattern, pendant light fitting, panelled radiator, oak effect laminate flooring and power points.



**FIRST FLOOR FAMILY BATHROOM 2.41m x 1.88m' (7'11" x 6'2')**

With Upvc double glazed frosted window to rear with inset lead pattern, three spotlight fittings, fully tiled in modern wall ceramics with inset feature tile works, ceramic tiled flooring, a white suite comprising of low level dual flush WC, vanity sink unit with mixer tap above, built in bath unit with chrome central mixer tap along with thermostatic direct flow mixer shower and wall mounted mirror.





**EXTERNALLY**



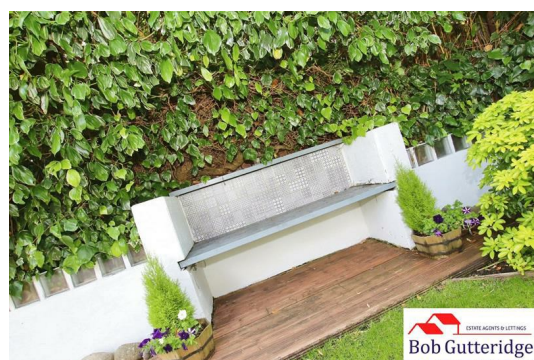
**FORE GARDEN**

Bounded by concrete post and timber fencing along with garden brick walls with stone chipping providing ample off road parking for several vehicles, external lighting, mature shrubs to frontage and metal gate provides access off to;



## REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders with expansive timber decked area providing ample domestic patio space and sitting space etc, lawn section with shrubs to borders and a garden timber shed provides 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.

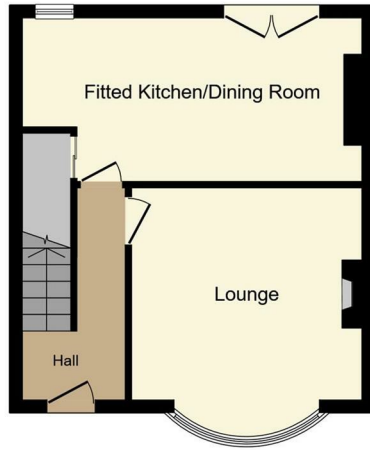
## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

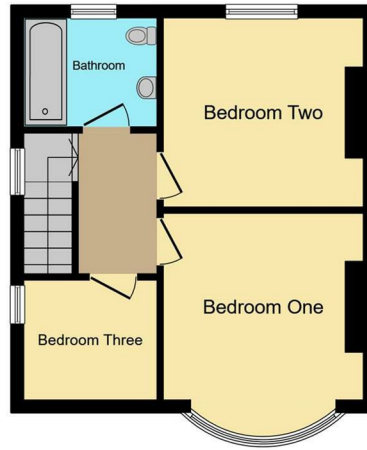
## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

1 Campion Avenue, Newcastle, ST5 0PW



Ground Floor



First Floor

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		83 B
69-80	C		
55-68	D	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

