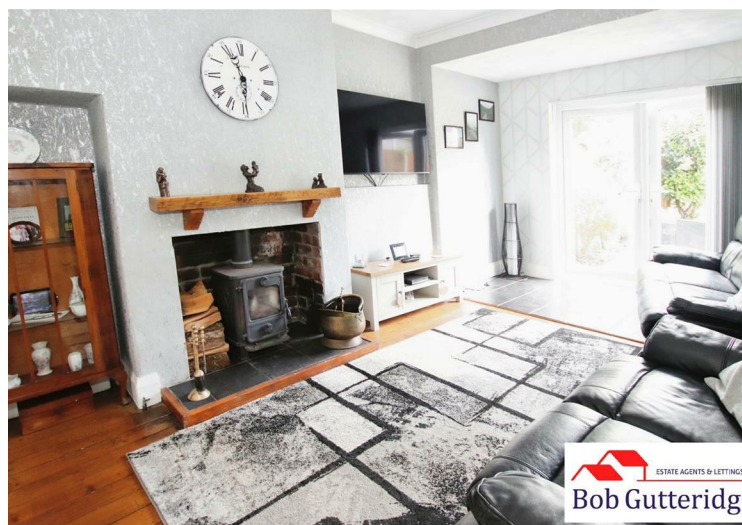


2 Sparch Avenue, May Bank, Newcastle, Staffs, ST5 9JW

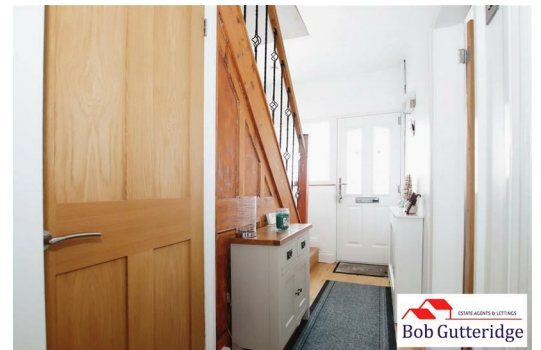


Freehold Offers in excess of £279,000

Bob Gutteridge Estate Agents are delighted to bring to the market this double storey extended semi detached home situated in this popular and leafy May Bank location which is a short stroll from May Bank Marsh as well as being near to the High Street where local shops, schools and amenities can all be located. 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, downstairs WC, bay fronted dining room, extended lounge, modern fitted kitchen / breakfast room with built in appliances and to the first floor are four generous sized bedrooms along with a first floor shower room. Externally the property offers off road parking to the front for two vehicles along with access to the integral garage plus access alongside the property to a well stocked rear garden. Viewing Of This Home Is A Must !

ENTRANCE HALL

With Upvc double glazed frosted window to front, double glazed composite front access door, stairs to first floor landing, smoke alarm, panelled radiator, engineered oak flooring, wall light fitting, power points and doors to rooms including;



DOWNSTAIRS WC 3.25m x 0.89m (10'8" x 2'11")

With pendant light fitting, extractor fan, a white low level dual flush WC, panelled radiator, electricity consumer unit and meter and ample domestic storage space.



BAY FRONTED DINING ROOM 3.84m x 3.28m (12'7" x 10'9")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, stripped and treated floorboards, panelled radiator, feature fire surround with cast iron insert plus hearth, panelled radiator, Sky connection point (subject to usual transfer regulations), BT telephone point (subject to usual transfer regulations) and power points;



EXTENDED LOUNGE 4.90m x 3.23m (16'1" x 10'7")

With Upvc double glazed double patio doors to rear, artex to ceiling, coving, pendant light fitting, double panelled radiator, feature brick insert with tiled hearth and cast iron log burner, Sky-Q connection point (subject to usual transfer regulations) and power points.



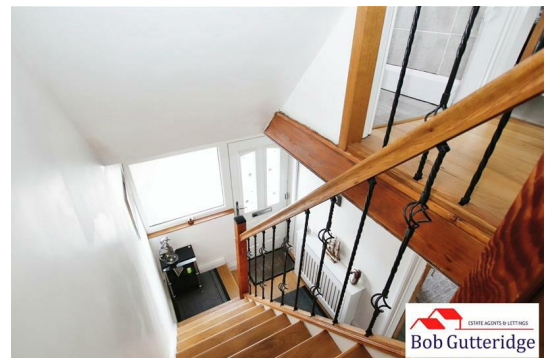
OPEN PLAN FITTED KITCHEN/BREAKFAST ROOM 3.56m x 3.10m (11'8" x 10'2")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, LED light fitting, a range of base and wall mounted modern high gloss wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half resin sink unit with chrome mixer tap above, integrated ceramic Electrolux gas on glass four ring gas hob unit with extractor hood above, integrated Electrolux double oven with grill element in both compartments, integrated Indesit microwave, integrated dishwasher, built in fridge/freezer, glass splashback, ceramic floor tiling, panelled radiator, power points and door to built in boiler cupboard housing a Baxi duo-tech combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With wall light fitting, engineered oak flooring, power point and doors leading off to rooms including;



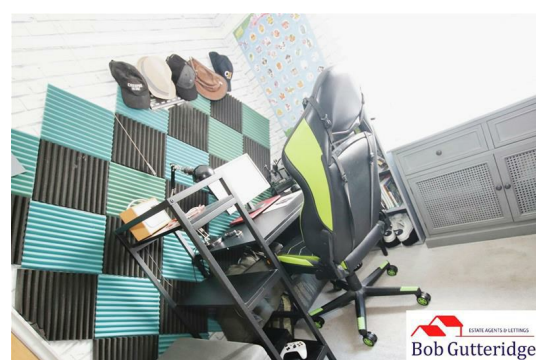
BEDROOM ONE (REAR) 3.58m x 3.25m (11'9" x 10'8")

With Upvc double glazed window to rear, artex to ceiling, coving, pendant light fitting, picture rail and power points.



BEDROOM TWO (FRONT) 3.28m x 3.25m (10'9" x 10'8")

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



BEDROOM THREE (FRONT) 3.35m x 2.39m (11'0" x 7'10")

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



BEDROOM FOUR (REAR) 2.67m x 1.98m (8'9" x 6'6")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, vinyl cushion flooring in wood effect and power points.



FIRST FLOOR FAMILY SHOWER ROOM 1.93m x 2.16m reducing to 1.52m (6'4" x 7'1" reducing to 5'0")

With Upvc double glazed frosted window to front, enclosed light fitting, access to loft space, panelling to ceiling, a built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower, ceramic wall tiling with inset decorative border tile, vinyl cushion flooring and built in airing cupboard providing ample domestic shelving space and storage space.



EXTERNALLY



FORE GARDEN

Bounded by garden block walls along with garden post and timber fencing with a double tarmac driveway providing off road parking for two vehicles, shrubs to borders and access alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing ample domestic patio space and sitting space, limestone gravel pathways, lawn section, raised beds with vegetable patch, garden greenhouse and railway sleepers with mature shrubs and plants to borders



INTEGRAL GARAGE 5.33m x 2.39m (17'6" x 7'10")

With metal up and over door, pendant light fitting, ample domestic shelving space and storage space, plumbing for automatic washing machine, space for condenser dryer and power points.

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		
69-80	C		72 C
55-68	D	58 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

