

34 Edward Street, May Bank, Newcastle, Staffs, ST5 0JE



Freehold £165,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented mid town house situated in this ever popular and convenient May Bank Location which provides ease of access to May Bank high street where local shops, schools and amenities can all be located as well as being near to the popular May Bank Marsh. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted lounge, open plan fitted kitchen/dining room and to the first floor are two double bedrooms along with a first floor bathroom and en-suite shower room off the master bedroom. Externally the property offers off road parking to the front for two vehicles along with an enclosed rear garden. We can also confirm that this home is being sold with the advantage of No Vendor Chain!

STORM PORCH

With Upvc double glazed sliding patio doors to front with inset lead pattern, wall light fitting, ceramic tiled flooring and Upvc double glazed frosted front access door leads off to;

ENTRANCE LOBBY

With two pendant light fittings, double panelled radiator, built in electricity meter cupboard, power points, stair to first floor landing and door leads off to;



BAY FRONTED LOUNGE 4.70m x 3.76m plus recess (15'5" x 12'4" plus recess)

With Upvc double glazed bay window to front, coving to ceiling, decorative ceiling rose, picture rail, three lamp light fitting, two wall light fittings, feature fireplace with marble hearth and inset with living flame coal effect gas fire, double panelled radiator, Virgin Media connection point (subject to usual transfer regulations), recess under staircase providing further storage space, power points and door leads off to;



OPEN PLAN FITTED KITCHEN/DINING ROOM 4.78m x 3.28m (15'8" x 10'9")

With two Upvc double glazed windows to rear, Upvc double glazed frosted rear access door, coving to ceiling, three lamp light fitting, pendant light fitting, dado rail, panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven/grill beneath and extractor hood above, ceramic splashback tiling, tile effect flooring and power points.



FIRST FLOOR LANDING

With pendant light fitting, dado rail, power points, access to loft space and doors to rooms including;



BEDROOM ONE (FRONT) 3.76m x 3.25m (12'4" x 10'8")

With Upvc double glazed window to front, picture rail, pendant light fitting, panelled radiator, BT telephone extension, power points and door leads off to;



EN-SUITE SHOWER ROOM 2.11m into shower x 1.42m (6'11" into shower x 4'8")

With Upvc double glazed frosted window to front, two lamp light fitting, panelled radiator, a white suite comprising of low level dual flush WC, corner sink unit with chrome mixer tap above, walk in shower cubicle with Triton T80 electric shower, ceramic wall tiling in modern high glaze wall ceramics and door to built in storage cupboard providing ample domestic shelving and storage space, panelled radiator and vinyl cushion flooring.



BEDROOM TWO 4.17m x 2.72m (13'8" x 8'11")

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



FIRST FLOOR BATHROOM 2.84m x 2.57m (9'4" x 8'5")

With Upvc double glazed frosted window to rear, three lamp light fitting, picture rail, panelled radiator, ceramic wall tiling with decorative border tile, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with tap above, door to built in boiler cupboard housing a Worcester combination boiler providing domestic hot water and central heating systems.



EXTERNALLY

FORE GARDEN

With garden brick walls with mature shrubs to borders, a brick paved driveway provides off road parking for two vehicles, access via an entry providing access off to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with brick paved patio area providing ample domestic patio and sitting space, lawn section with a wealth of mature shrubs and plants to borders and a garden timber shed providing ample external storage space.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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

