

8 St. Johns Avenue, May Bank, Newcastle, Staffordshire, ST5 9JP

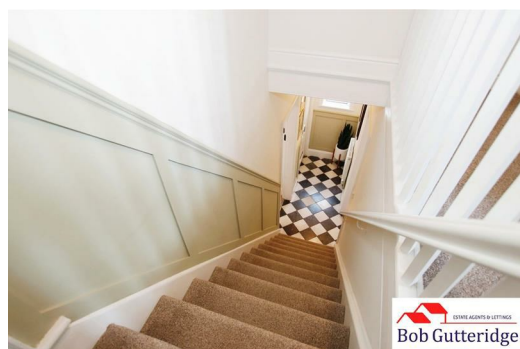


Freehold Offers in excess of £230,000

Welcome to your dream home in the sought-after area of May Bank! This stunning period semi-detached property seamlessly blends timeless character with contemporary elegance, making it a truly special place to call home. Step inside and be greeted by the beautifully modernised interior, featuring a show-stopping fitted kitchen and dining room that's perfect for both family meals and entertaining. The bay-fronted lounge offers a bright and inviting space to relax, with charming period features adding to its appeal. Upstairs, you'll find two generously sized double bedrooms, each designed to provide comfort and style. Completing the first floor is a beautifully appointed bathroom, offering a luxurious retreat for unwinding at the end of the day. Externally the works have continued and this home boasts landscaped gardens to front and rear along with off road parking. Located in the heart of May Bank, this home is close to local amenities, schools, and transport links, making it ideal for professionals, families, or anyone seeking a blend of convenience and charm. Don't miss out on this exceptional home – it's ready for you to move in and enjoy! Contact us today to arrange your viewing.

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed frosted window to side, electricity consumer unit, pendant light fitting, panelling radiator, panelling to walls, stairs to first floor landing and door leads off to;



BAY FRONTED LOUNGE 4.24m x 4.42m into bay (13'11" X 14'6" into bay)

With Upvc double glazed bay window to front, decorate picture rail, decorative ceiling rose, pendant light fitting, feature fireplace with built in living flame coal effect gas fire, TV aerial connection point, BT telephone point (subject to usual transfer regulations), double panelled radiator and power points.



**OPEN PLAN FITTED KITCHEN/DINING ROOM 5.51m x 3.28m plus
recess (18'1" x 10'9" plus recess)**

With Upvc double glazed patio doors to rear, Upvc double glazed windows to side and rear aspect, ten spotlight fittings, two downlights, a range of base and wall mounted modern soft grey storage cupboards providing ample domestic cupboard and drawer space, quartz worksurfaces with built in Belfast sink unit with mixer tap above, ceramic splashback tiling, integrated slimline dishwasher, integrated fridge/freezer, integrated washing machine, modern oak effect laminate flooring, traditional style radiator, feature fire inset with ceramic insert and mantle shelf and power points.



FIRST FLOOR LANDING

With access to loft space, pendant light fittings, panelling to walls, power point and doors lead off to rooms including;



BEDROOM ONE (FRONT) 4.22m x 3.63m (13'10" x 11'11")

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



BEDROOM TWO 3.68m x 4.37m reducing to 2.59m (12'1" x 14'4" reducing to 8'6")

With Upvc double glazed window to rear, pendant light fitting, feature cast iron fireplace with feature hearth, stripped and treated floorboards, panelled radiator and power points.



FIRST FLOOR FAMILY BATHROOM 2.62m x 1.78m (8'7" x 5'10")

With Upvc double glazed frosted window to rear, four spotlight fittings, extractor fan, a white suite comprising of low level WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap above along with thermostatic direct flow shower, modern marble effect splashback tiling, traditional style towel radiator, vinyl cushion flooring and built in storage cupboard.



EXTERNALLY



FORE GARDEN

With concrete block walls to front and side, gravelled area providing ease of maintenance and a brick paved driveway allows for off road parking for three or so vehicles.

REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing ample domestic patio and sitting space, lawn section with pebbled borders to side, access to a detached sectional garage with metal up and over door 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.

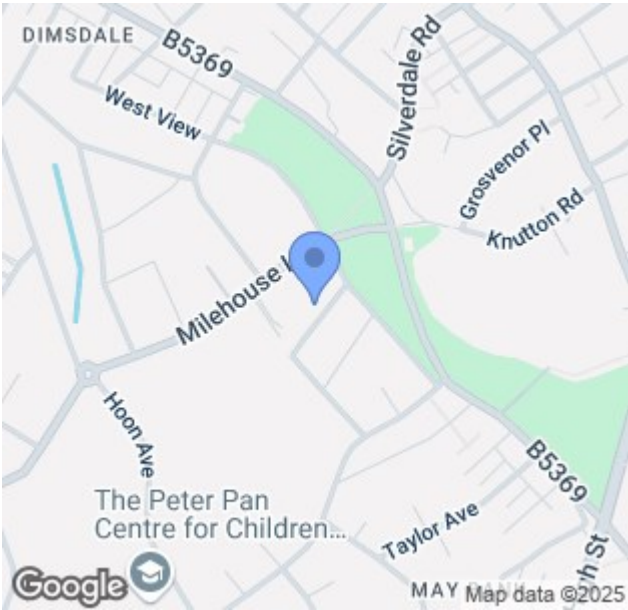
VIEWING

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

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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		
69-80	C		70 C
55-68	D		
39-54	E	51 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

