

## 22 The Crossway, May Bank, Newcastle, Staffs, ST5 0RZ



**Freehold Offers in excess of £269,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this handsome double bay fronted traditional semi-detached home situated in this ever popular and leafy May Bank location which provides ease of access to the High Street where shops, schools and amenities can all be located. As you would expect this property offers the benefits of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, utility cupboard, bay fronted lounge, open plan fitted kitchen/dining room and to the first floor are three generous bedrooms along with a first floor family bathroom and separate WC. Externally this property offers gardens to both front and rear along with off road parking and an attached brick garage. We can also confirm this property is being sold with the added benefit of No Vendor Chain!

### ENTRANCE HALL

With Upvc double glazed frosted front access door with double glazed frosted panel to side, pendant light fitting, panelled radiator, stairs to first floor landing, BT telephone point (subject to usual transfer regulations), two power points, wall mounted thermostat, door to under stairs store and door to built in utility cupboard with pendant light fitting, ceramic tiled flooring, plumbing for automatic washing machine and ample domestic storage space.



### BAY FRONTED LOUNGE 4.62m x 3.61m (15'2" x 11'10")

With Upvc double glazed bay window to front, two pendant light fittings, double panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and power points.



## OPEN PLAN FITTED KITCHEN/DINING ROOM 5.84m x 3.81m reducing in kitchen area to 3.20m (19'2" x 12'6" reducing in kitchen area to 10'6")

With Upvc double glazed sliding patio door to rear, Upvc double glazed window to rear, Upvc double glazed frosted side access door, three pendant light fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in four ring Lamona gas hob unit, with oven/grill beneath and extractor hood above, integrated dishwasher, integrated fridge/freezer, built in stainless steel sink unit with chrome mixer tap above, ceramic tiled flooring, oak effect laminate flooring to dining area, double panelled radiator, BT telephone extension and power points.



## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, power point and doors to rooms including;

**BEDROOM ONE (FRONT) 4.65m into bay x 3.23m to chimney breast (15'3" into bay x 10'7" to chimney breast)**

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, power points, built in double wardrobes providing ample domestic hanging space and storage space etc and power points.



**BEDROOM TWO (REAR) 3.81m x 3.43m (12'6" x 11'3")**

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



**BEDROOM THREE 2.49m reducing to 2.03m x 2.08m (8'2" reducing to 6'8" x 6'10")**

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



### **FIRST FLOOR SEPARATE WC 1.47m x 0.66m plus door recess (4'10" x 2'2" plus door recess )**

With Upvc double glazed frosted window to side, pendant light fitting, white low level dual flush WC, corner sink unit with chrome mixer tap above, ceramic splashback tiling, ceramic floor tiling.



### **FIRST FLOOR BATHROOM 2.44m x 2.18m (8'0" x 7'2")**

With Upvc double glazed frosted window to rear, enclosed light fitting, a white suite comprising of low level dual flush WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap and shower attachment, ceramic splashback tiling with decorative border tile and ceramic tiled flooring, chrome towel radiator.



### **EXTERNALLY**

#### **FORE GARDEN**

Bounded by concrete post and timber fencing along with garden brick walls with mature hedges to borders, lawn section, shrubs and plants, concrete and paved driveway provides off road parking for two or so vehicles along with access off to;



## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders with lawn section and paved patio providing ample domestic patio and sitting 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.

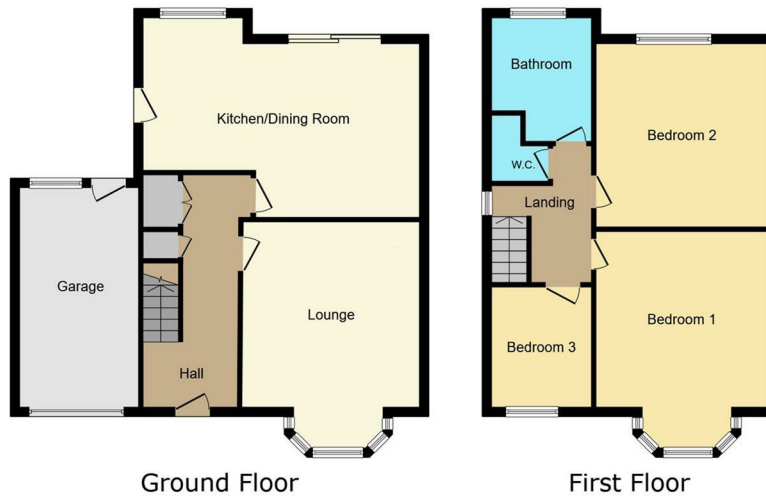
## SERVICES

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



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

