

## 5 Clifton Street, May Bank, Newcastle, Staffs, ST5 0JL



**Freehold £125,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home, situated within the highly regarded residential location of May Bank, providing ease of access to May Bank Marsh, whilst also being conveniently located for the High Street where local shops, schools, and amenities can be found, together with excellent road links to the A500. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a through lounge/dining room, fitted kitchen, and a ground floor four-piece bathroom. To the first floor are two bedrooms, together with an en-suite WC accessed from Bedroom Two. Externally, the property enjoys an enclosed rear yard.

Viewing of this well-presented home is highly recommended to fully appreciate the accommodation and sought-after location on offer.

### THROUGH LOUNGE / DINING ROOM 7.98m x 3.38m (26'2" x 11'1")

With Upvc double glazed front access door with inset lead pattern and stained glass, Upvc double glazed windows to front and rear aspects, coving to ceiling, two pendant light fittings, two wall light fittings, two panelled radiators, power points, built in electricity meter cupboard, feature fireplace with inset modern electric fire, stairs to first floor landing and door leads off to;



### **FITTED KITCHEN 3.94m x 1.93m (12'11" x 6'4")**

With Upvc double glazed window to side, Upvc double glazed side access, artex to ceiling, four lamp spotlight fitting, range of base and wall mounted grey storage cupboards providing ample cupboard and drawer space, granite effect round edge work surface, built-in double drainer sink unit with mixer tap above, ceramic half wall tiling with inset decorative border tile, space for under counter fridge and freezer, vinyl cushion flooring, single panelled radiator, electric cooker point, hot and cold plumbing for automatic washing machine, seven power points and doorway reveals;



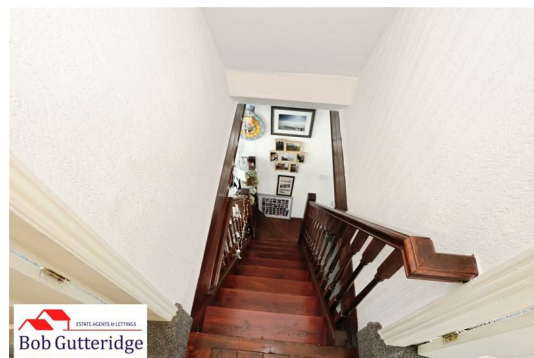
### **FOUR PIECE BATHROOM 2.11m x 1.91m (6'11" x 6'3")**

With Upvc double glazed window to side, globe light fitting, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap above, corner panelled bath unit with mixer tap and shower attachment, built-in corner shower unit with bi-fold glazed shower door, Triton electric shower and fully tiled in white ceramic tiles with decorative mosaic effect border tile, modern towel rail and vinyl cushion flooring.



### **FIRST FLOOR LANDING**

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



### **BEDROOM ONE (FRONT) 3.30m x 3.07m (to chimney breast) (10'10" x 10'1" (to chimney breast))**

With Upvc double glazed window to front, pendant light fitting, mirror wardrobe doors reveal built-in wardrobes providing ample hanging space and storage space, t.v. aerial point, Sky connection point (Subject to usual transfer regulations), single panelled radiator and eight power points.



### **BEDROOM TWO 3.58m x 3.35m maximum (11'9" x 11'0" maximum)**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, Sky connection point (Subject to usual transfer regulations), four power points and door leading off to;



### **FIRST FLOOR WC/BOILER ROOM 3.58m x 3.35m maximum (11'9" x 11'0" maximum)**

With three lamp spotlight fitting, modern white suite comprising low level dual flush WC, built-in sink unit with chrome mixer tap above and vanity cupboard beneath providing storage space, mosaic effect splashback tiling and Ideal Logic Max combination boiler providing the domestic hot water and central heating systems.



### **EXTERNALLY**

## ENCLOSED REAR YARD

Bounded by original garden brick walls with timber gate providing pedestrian access to the rear of the property, garden brick retaining walls with a wealth of shrubs and plants, external brick storage shed providing 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

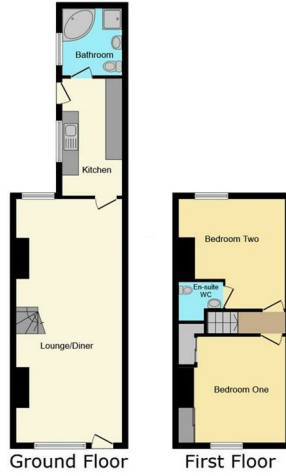
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## 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.



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

