

 2  1  2  D



STEPHENSON BROWNE

**Rudyard
Grove,
May Bank,
ST5 9ND**

£224,000



DESCRIPTION

Offered to the market with no upward chain, this two-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Having been a much-loved family home for many years, the property has been well maintained throughout and offers fantastic potential in a highly sought-after residential location.

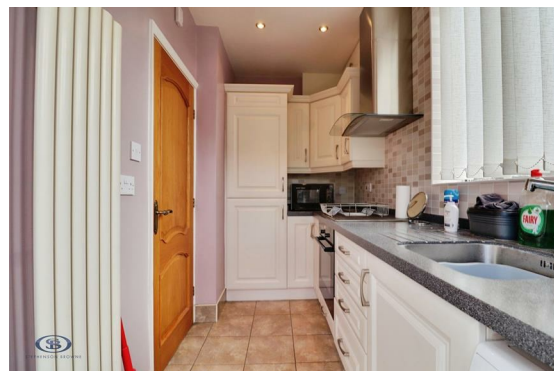
Enjoying a private feel, the property benefits from a generous rear garden with low-maintenance astro turf, a detached garage and off-road parking for up to three vehicles.

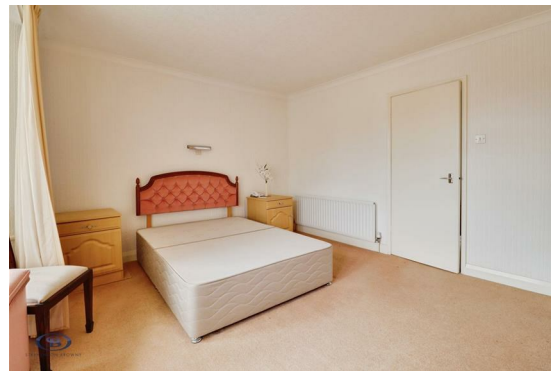
The accommodation briefly comprises a bright front living room with a large bay window and electric fireplace, a second reception room overlooking the garden which could be used as a dining room or additional sitting room, and a fitted kitchen with integrated appliances.

To the first floor, a spacious landing leads to two generous double bedrooms, both with fitted wardrobes, together with a shower room. Additional features include a combi boiler, double glazing and a partially boarded loft providing useful storage.

Ideally situated in the popular May Bank area, the property is conveniently located for local amenities, schools and transport links, whilst the nearby Marsh offers excellent walking routes and open green space for outdoor enjoyment.

Combining a desirable location, generous plot and exciting potential, this attractive home is ideal for first-time buyers, downsizers and investors alike. Early viewing is highly recommended.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

3'8" x 7'4"

Front Living Room

15'3" x 13'7"

Rear Living Room

9'5" x 12'9"

Understairs Storage

Kitchen

5'4" x 11'0"

Detached Garage

9'1" x 14'4"

First Floor

Bedroom One

15'1" x 8'6"

Bedroom Two

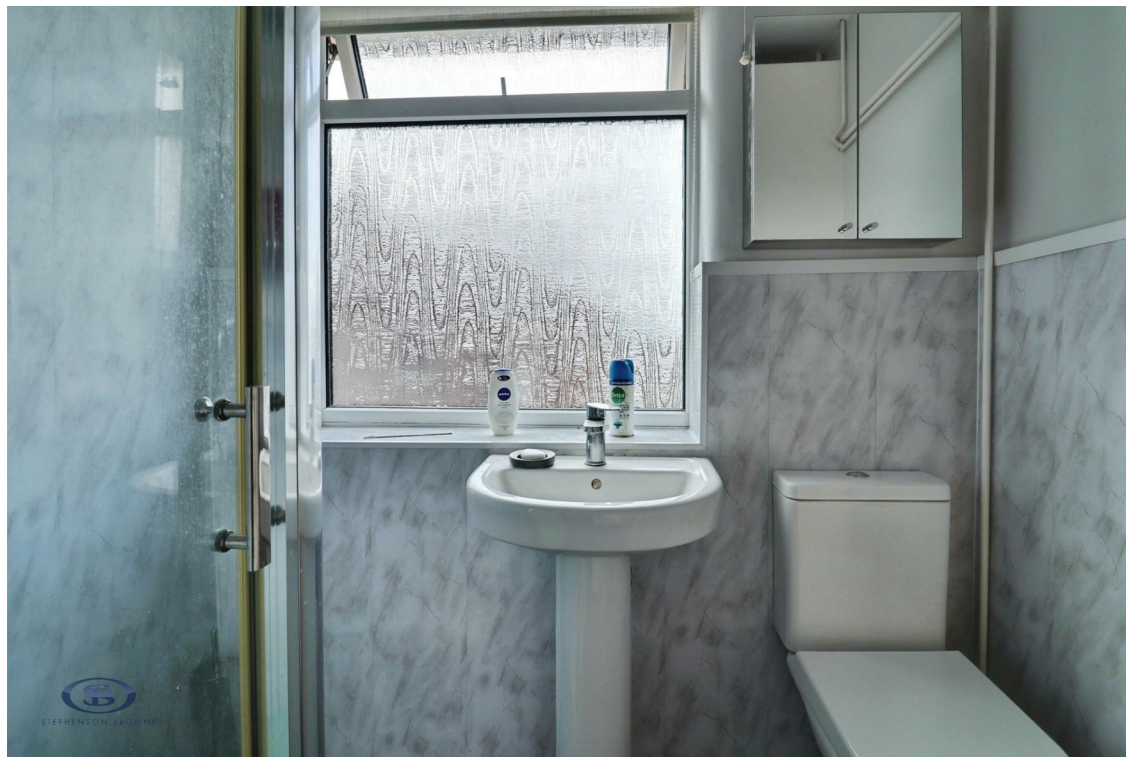
14'9" x 14'0"

Bathroom

6'4" x 5'8"

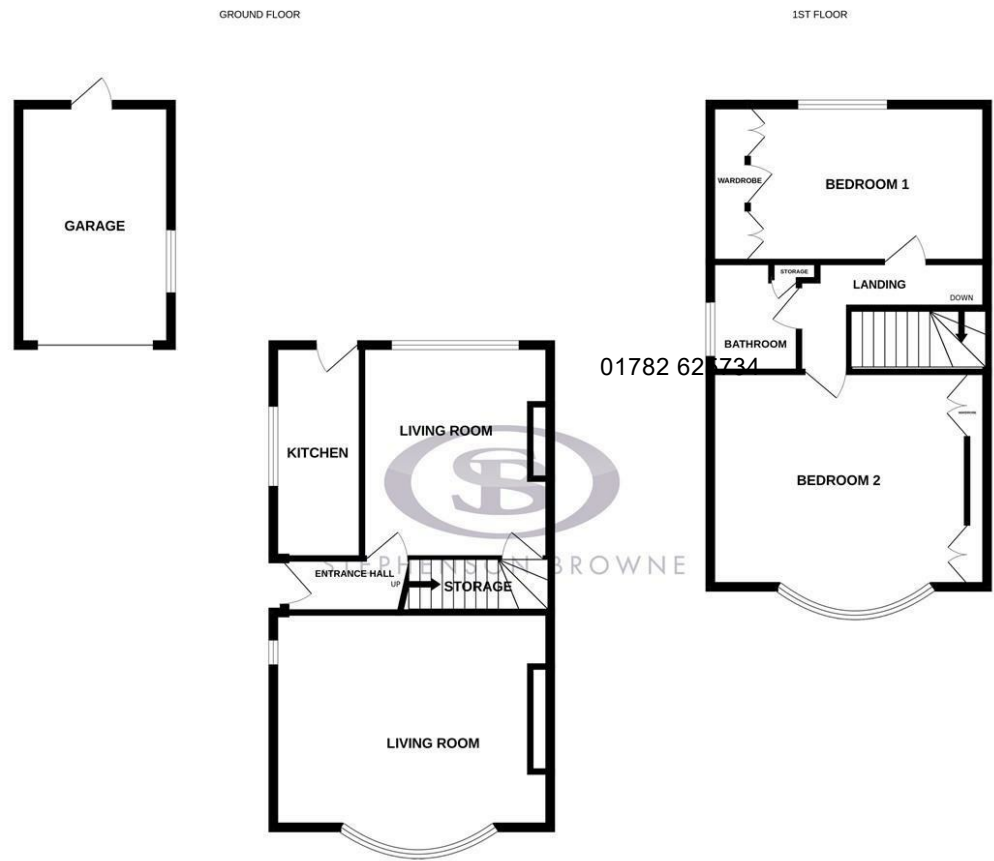
Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



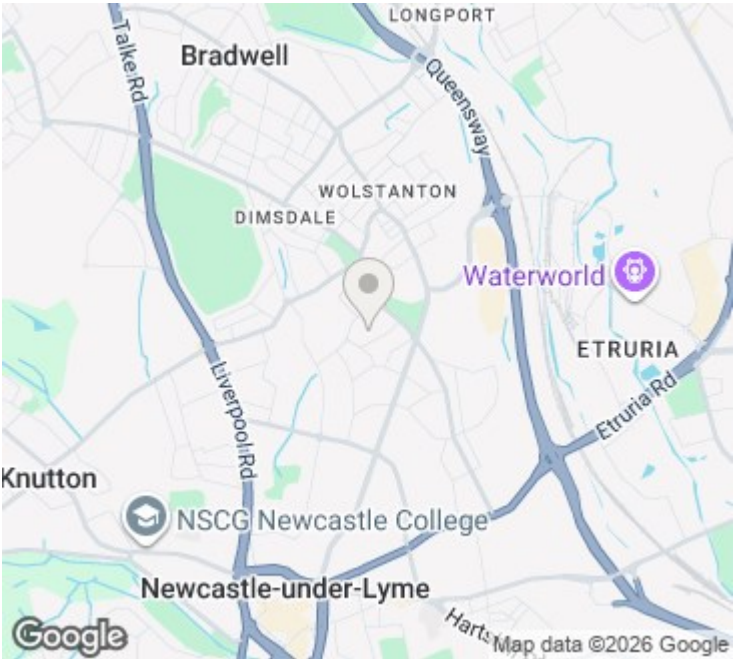


Floorplans

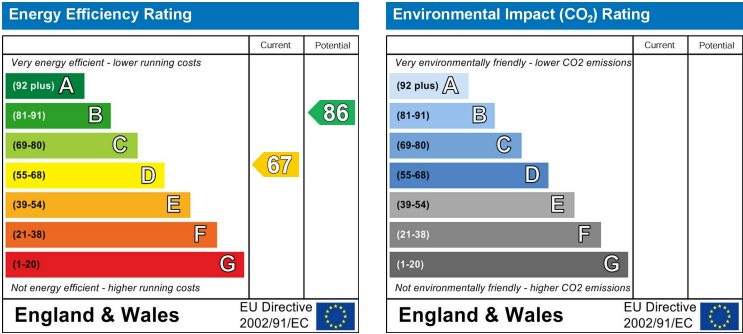


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. Referring to: Move with Us Ltd Average Fee: £123.64

T: 01782 625734 E: newcastle@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk