2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

11 Taylor Street, May Bank, Newcastle, Staffs, ST5 9NB







Freehold Offers in excess of £120,000

Bob Gutteridge Estate Agents are pleased to offer to the market this Victorian terraced home situated within the pleasant and ever popular May Bank location, just a short distance from the highly regarded May Bank Marsh, whilst also being conveniently positioned for the High Street where local shops, schools and amenities can all be located. As you would expect, this home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of lounge, separate sitting room, fitted kitchen, ground floor bathroom and a useful lean-to. To the first floor are two generous double bedrooms. Externally, the property enjoys an enclosed rear yard.

The agents can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

SITTING ROOM 3.63m x 3.30m (11'11" x 10'10")

With Upvc double glazed frosted front access door incorporating frosted double glazed skylight above, Upvc double glazed window to front, artex to ceiling, pendant light fitting, Virgin Media connection point (subject to usual transfer regulations), built in gas and electricity meter cupboards, modern grey wood effect laminate flooring, double panelled radiator, power points and part panelled/part frosted glazed door providing access off to;





LOUNGE 3.73m x 3.66m (12'3" x 12'0")

With Upvc double glazed window to rear, artex to ceiling, coving, five lamp light fitting, feature fire surround incorporating modern coal effect gas fire, double panelled radiator and power points. Multi glazed door provides access to first floor landing and door leads off to understairs storage cupboard providing ample domestic shelving and storage space.





FITTED KITCHEN 3.18m reducing to 2.29m x 1.93m (10'5" reducing to 7'6" x 6'4")

With Upvc double glazed side access door, Upvc double glazed window to side, four lamp light fitting, artex to ceiling and an Ariston gas combination boiler providing the domestic hot water and central heating systems. A range of base and wall mounted soft grey storage cupboards provide ample domestic cupboard and drawer space with square edge work surfaces incorporating a built in stainless steel sink unit with chrome mixer tap above, built in Logic four ring ceramic hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, space for fridge/freezer, power points and access leading off to;





REAR LOBBY AREA

With artex to ceiling, modern grey wood effect laminate flooring and door providing access off to;

GROUND FLOOR BATHROOM 2.24m x 1.45m (7'4" x 4'9")

With Upvc double glazed frosted window to side, three lamp light fitting and a white suite comprising built in dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap plus thermostatic direct flow shower, ceramic wall tiling, ceramic tiled flooring and panelled radiator.



LEAN-TO 2.29m x 1.42m (7'6" x 4'8")

With part panelled/part glazed rear access door, glazed window to rear and ceramic tiled flooring.

FIRST FLOOR LANDING

With three lamp light fitting and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.66m x 3.30m (12'0" x 10'10")
With two Upvc double glazed windows to front, artex to ceiling, pendant light fitting, double panelled radiator, access to loft space and power points.



BEDROOM TWO (REAR) 3.76m x 3.63m (12'4" x 11'11")
With Upvc double glazed window to rear, artex to ceiling, coving, pendant light fitting, double panelled radiator, power points and door to built in wardrobe providing ample domestic hanging and storage space.





EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property. A paved and limestone chipping area provides ample domestic patio and sitting 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 or 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.

Taylor Street, Newcastle



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

Bob Gutteridge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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.