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

3 Burleigh Grove, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0JT







Freehold £165,000

Bob Gutteridge Estate Agents are pleased to bring to the market this semi-detached home nestled in this desirable May Bank cul-de-sac location. This home is well placed for access to local shops, schools and amenities as well as offering good road links to the A500 & A34. As you would expect this property offers Upvc double glazing in brief the accommodation comprises of entrance lobby, through lounge / dining room, garden room, fitted kitchen, ground floor w/c and to the first floor are three bedrooms along with a first floor shower room. Externally the property offers gardens to front and rear along with ample off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN !

ENTRANCE HALLWAY 3.63m x 1.83m (11'11" x 6'0")

With Upvc double glazed frosted front access door, Upvc double glazed frosted window to side, wall-mounted light fitting, heat alarm, telephone line connection point, Virgin Media connection point (subject to usual transfer regulations), power point, wood effect laminate flooring and doors leading off to;





THROUGH LOUNGE / DINER 7.98m x 3.38m (26'2" x 11'1")

With Upvc double glazed window to front, wall-mounted electric heater, feature brick hearth, Virgin Media connection point (subject to usual transfer regulations), wood effect laminate flooring, two pendant light fittings, power points and aluminium double glazed sliding doors leading off to;







GARDEN ROOM 2.92m x 2.95m (9'7" x 9'8")

With Upvc double glazed side access door, Upvc double glazed windows to side and rear aspects, wall-mounted light fitting, telephone line connection point, power points and wood effect laminate flooring.





FITTED KITCHEN 4.32m x 2.29m (14'2" x 7'6")

With Upvc double glazed frosted side access door, Upvc double glazed windows to side and rear aspects, enclosed light fitting, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in stainless steel sink unit with mixer tap above, space for fridge/freezer, space for oven/hob, space for automatic washing machine, power points and ceramic tiled splashback.









GROUND FLOOR W/C 1.35m x 0.71m (4'5" x 2'4")

With Upvc double glazed window to side, pendant light fitting, a white suite comprising low-level dual flush W/C and vanity sink unit with mixer tap above, electricity consumer unit and meter.

FIRST FLOOR LANDING 2.08m x 2.03m (6'10" x 6'8")
With Upvc double glazed window to side, pendant light fitting, smoke alarm, loft access and doors leading off to;



BEDROOM ONE (FRONT) 4.55m x 3.00m (14'11" x 9'10")
With Upvc double glazed window to front, two pendant light fittings, wall-mounted electric heater, power points, wood effect laminate flooring and built-in wardrobes providing ample domestic storage space.





BEDROOM TWO (REAR) 3.35m x 2.64m (11'0" x 8'8")
With Upvc double glazed window to rear, pendant light fitting, power points and built-in wardrobes providing ample domestic storage space.





BEDROOM THREE (FRONT) 1.83m x 1.83m (6'0" x 6'0")
With Upvc double glazed window to front and pendant light fitting.



FIRST FLOOR SHOWER ROOM 2.06m x 2.03m (6'9" x 6'8")
With Upvc double glazed window to rear, pendant light fitting, extractor fan, wall-mounted light fitting, vertical chrome towel radiator, a white suite comprising low-level dual flush WC, pedestal sink unit with taps above and walk-in glazed shower enclosure with Triton T80 electric shower unit and built-in airing cupboard housing the hot water tank which provides the domestic hot water system.





EXTERNALLY

FOREGARDEN

Bounded by garden brick walls with stone chippings, asphalt-paved driveway providing parking for up to four vehicles and rear access off to;







ENCLOSED REAR GARDEN

Bounded by concrete posts, timber fencing and stone wall with stone flag paving and patio and sitting space, and mature shrubbery.









DETACHED GARAGE 4.80m x 2.72m (15'9" x 8'11")

With windows to side, metallic up-and-over-style front access door, light fitting, and electricity consumer unit.

COUNCIL TAX

Band 'B' 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.

Burleigh Grove, Newcastle

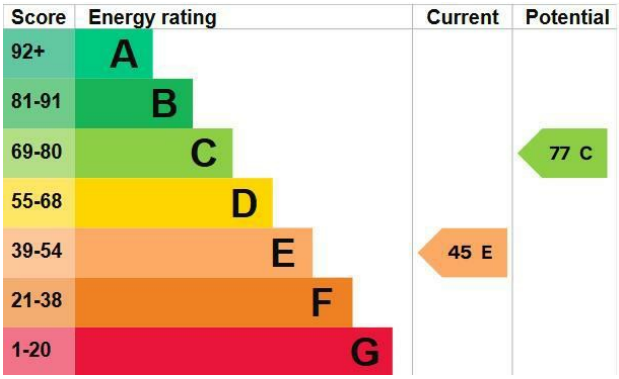


Ground Floor First Floor

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





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

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.UK · naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge