

## 32 Sparch Hollow, May Bank, Newcastle, Staffs, ST5 9NJ



**Freehold Offers in excess of £189,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable traditional bay fronted semi detached home situated in this ever popular and leafy May Bank location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, "L" shaped lounge / dining room, fitted kitchen, downstairs WC 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 off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With Upvc double glazed frosted front access door with frosted double glazed side panels, coving to the ceiling, double wall light fitting, panelled radiator, wall-mounted thermostat, stairs lead to the first floor landing and a door leads off to:



## "L" SHAPED LOUNGE / DINING ROOM 7.47m reducing to 3.66m x 4.19m (24'6" reducing to 12'0" x 13'9")

With Upvc double glazed bay window to the front featuring inset leaded pattern to skylights, Upvc double glazed window to the rear, coving to the ceiling, artex finish, two pendant light fittings, a feature fireplace with marble hearth and inset incorporating a living flame coal-effect gas fire, two panelled radiators, power points, TV aerial connection and a door leading to:



## UNDERSTAIRS STORE

With Upvc double glazed frosted window to the side, electricity consumer unit and meter, quarry tiled flooring, and ample domestic shelving and storage space.

**FITTED KITCHEN 2.54m x 1.93m (8'4" x 6'4")**

With Upvc double glazed window to the rear, Upvc double glazed frosted side access door, fluorescent tube light fitting, a range of base and wall mounted textured storage cupboards providing ample cupboard and drawer space, round-edge work surfaces with built-in stainless steel sink unit with chrome mixer tap above, plumbing for an automatic washing machine, space for a freestanding gas cooker, space for under counter fridge, panelled radiator, ceramic half wall tiling, tile-effect flooring, extractor hood and power points. Door to;



**INNER PASSAGE**

With pendant light fitting, Upvc double glazed frosted window to the side, tile-effect flooring and access to:

**DOWNSTAIRS WC 1.19m x 0.89m (3'11" x 2'11")**

With Upvc double glazed frosted window to the side, pendant light fitting, a Worcester boiler providing the domestic hot water and central heating systems, wall-mounted time clock and programmer, tile-effect laminate flooring and a low-level WC.



**FIRST FLOOR LANDING**

With Upvc double glazed frosted window to the side, enclosed light fitting, power points and doors leading to:



**BEDROOM ONE (FRONT) 3.96m into bay x 2.84m (13'0" into bay x 9'4")**

With Upvc double glazed bay window to the front featuring inset leaded pattern skylights, two pendant light fittings, TV aerial connection, power points and built-in wardrobes providing hanging and storage space.



**BEDROOM TWO (REAR) 3.66m x 3.30m (12'0" x 10'10")**

With Upvc double glazed window to the rear, two pendant light fittings, panelled radiator and power points.



**BEDROOM THREE (FRONT) 2.13m x 1.80m (7'0" x 5'11")**

With Upvc double glazed window to the front featuring inset leaded pattern to the skylights, pendant light fitting, panelled radiator, and power point.



**FIRST FLOOR SHOWER ROOM 2.21m x 1.78m (7'3" x 5'10")**

With Upvc double glazed frosted window to the rear, enclosed light fitting, and a white suite comprising low-level WC, vanity sink unit with chrome mixer tap, and corner glazed shower cubicle with thermostatic direct-flow shower, and ceramic half tiled walls with decorative border tiling.



**EXTERNALLY**

**FORE GARDEN**

The property is bounded by mature hedges and concrete block walls. Double metal gates provide vehicular access to the front of the property, a flagged driveway offering ample off-road parking for approximately three vehicles. Side access leads to:



**ENCLOSED REAR GARDEN**

Bounded by concrete posts and timber fencing with established hedging to the borders, a brick-paved area provides ample patio and sitting space along with offering ease of maintenance.



## DETACHED SECTIONAL GARAGE

With up and over door and ample external storage 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.

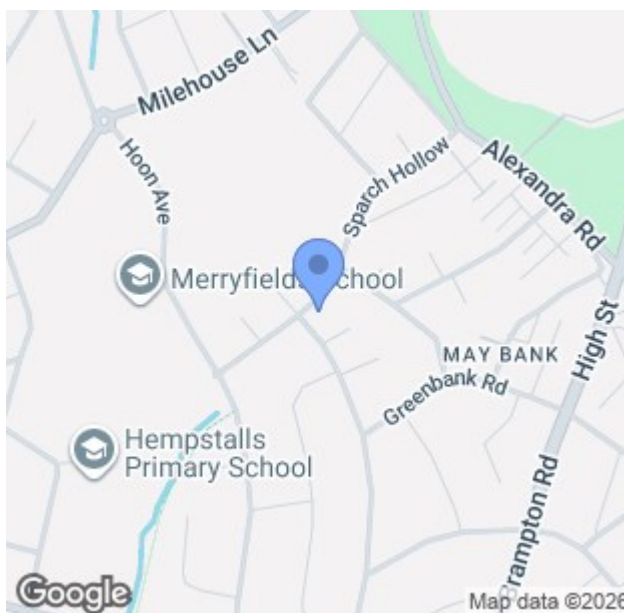
## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 62 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.

#### HOURS OF OPENING

|                 |                 |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday        | 9.00am - 4.30pm |
| Sunday          | 2.00pm - 4.30pm |



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