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ESTATE AGENTS & LETTINGS
Bob Gutteridge

40 Heath Avenue, May Bank, Newcastle, Staffs, ST5 9NP

Freehold Offers in excess of £249,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable double-storey extended semi-detached home, situated in this highly regarded Maybank location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to the A34. This attractive family home is enhanced with the modern-day comforts of Upvc double glazing, together with gas central heating, and in brief the extended accommodation comprises storm porch, entrance hall, downstairs WC, bay-fronted dining room, extended lounge leading into a half-brick and Upvc double glazed conservatory, and extended fitted kitchen. To the first floor are three bedrooms, together with access to a useful loft space, first-floor shower room and en-suite shower room off the principal bedroom. Externally, the property enjoys a brick-paved frontage providing off-road parking, whilst to the rear is a beautifully maintained and well-stocked garden. The garden incorporates a number of seating areas, creating a delightful space in which to relax and unwind.

Offering generous and versatile family accommodation together with excellent outside space, this impressive extended home is sure to attract considerable interest.

Viewing of this generously proportioned home is considered ESSENTIAL!

STORM PORCH

With Upvc double-glazed panels to sides and front, sliding Upvc double-glazed door, quarry-tiled flooring, and part-panelled, part-glazed door provides access off to:

ENTRANCE HALL

With coving to ceiling, pendant light fitting, panelled radiator, beechwood-effect laminate flooring, power points, BT telephone point (subject to usual transfer regulations), and doors provide access off to rooms including:

DOWNSTAIRS WC 1.35m x 0.74m (4'5" x 2'5")

With Upvc double-glazed frosted window to side, ceramic wall tiling with inset random-pattern tile, a two-piece suite comprising low-level WC and corner sink unit with taps above, and ceramic tiled flooring.

BAY FRONTED DINING ROOM 4.01m into bay x 3.33m (13'2" into bay x 10'11")
With Upvc double-glazed half-bay window to front, pendant light fitting, decorative picture rail, double panelled radiator, feature ceramic-tiled fireplace with built-in living-flame coal-effect gas fire, beechwood-effect laminate flooring, and power points.

EXTENDED LOUNGE 5.82m x 3.20m reducing to 2.95m (19'1" x 10'6" reducing to 9'8")
With aluminium double-glazed sliding patio door to rear, pendant light fitting, two wall light fittings, feature fireplace with built-in living-flame coal-effect gas fire, TV aerial points, power points, beechwood-effect laminate flooring, decorative picture rail, and access to:

HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.45m x 2.72m (11'4" x 8'11")
With Upvc double-glazed panels to sides and rear aspects, Upvc double-glazed side access door, two wall-mounted electric heaters, vinyl cushion flooring, and power points.

EXTENDED FITTED KITCHEN 5.28m x 1.80m (17'4" x 5'11")

With Upvc double-glazed frosted window to side, Upvc double-glazed window to rear, Upvc double-glazed frosted rear access door, wood panelling to ceiling, two three-lamp light fittings, Potterton Suprema boiler providing the domestic hot water and central heating systems, fully tiled walls with ceramic wall tiling, ceramic tiled flooring, double panelled radiator, a range of base and wall-mounted high-gloss cream storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in bowl-and-a-half stainless steel sink unit with chrome mixer tap above, built-in four-ring brushed stainless steel gas hob unit with extractor hood above, built-in fan-assisted oven with grill above, plumbing for automatic washing machine, and power points.

FIRST FLOOR LANDING

With Upvc double-glazed frosted window to side, coving to ceiling, pendant light fitting, and doors lead off to rooms including:

BEDROOM ONE (REAR) 5.61m x 3.23m reducing to 2.90m (18'5" x 10'7" reducing to 9'6")

With Upvc double-glazed window to rear, pendant light fitting, two wall light fittings, built-in wardrobe providing ample domestic hanging and storage space, matching dressing table and bedside cabinet with over-bed storage, panelled radiator, access to loft space, power points, and sliding door reveals access off to:

EN-SUITE SHOWER ROOM 2.18m reducing to 1.47m x 1.83m (7'2" reducing to 4'10" x 6'0")
With Upvc double-glazed frosted window to rear, wood panelling to ceiling, enclosed light fitting, fully tiled walls with high-gloss ceramic wall tiling and inset random-pattern tile, wall-mounted gas heater, a coloured suite comprising low-level WC, vanity sink unit with mixer tap above, walk-in shower enclosure with Triton electric shower, oak-effect vinyl cushion flooring, and door to built-in airing cupboard housing the hot water cylinder, along with ample domestic drying space and storage space.

BEDROOM TWO (FRONT) 3.33m x 3.28m (10'11" x 10'9")
With Upvc double-glazed window to front, pendant light fitting, decorative picture rail, panelled radiator, power points, and stairs provide access off to:

USEFUL LOFT SPACE 3.99m x 4.70m (13'1" x 15'5")
With double-glazed skylights to side and rear aspects, pendant light fitting, and power points.

BEDROOM THREE (FRONT) 2.18m x 1.73m (7'2" x 5'8")
With Upvc double-glazed window to front, pendant light fitting, decorative picture rail, Virgin Media connection point (subject to usual transfer regulations), panelled radiator, and power points.

FIRST FLOOR SHOWER ROOM 2.03m x 1.80m (6'8" x 5'11")

With Upvc double-glazed frosted window to side, wood panelling to ceiling, enclosed light fitting, a three-piece suite comprising low-level WC, pedestal sink unit, walk-in double shower enclosure with Mira Sport electric shower, Aqua boarding to splashback, ceramic wall tiling with inset random-pattern tile, oak-effect vinyl cushion flooring, and double panelled radiator.

EXTERNALLY

FORE GARDEN

Bounded by garden brick/block walls with double metal gates providing vehicular access to the front of the property, a brick paved driveway allows for off road parking, mature shrubs to borders and access leads alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, a paved area provides patio and sitting space with a feature pond, an artificial grassed area provides ease of maintenance with mature shrubs to borders and access to a further paved patio area providing a peaceful place sit relax after along day.

DETACHED SECTIONAL GARAGE

With glazed windows, metal up and over door and ample domestic 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 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.

Heath Avenue, 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

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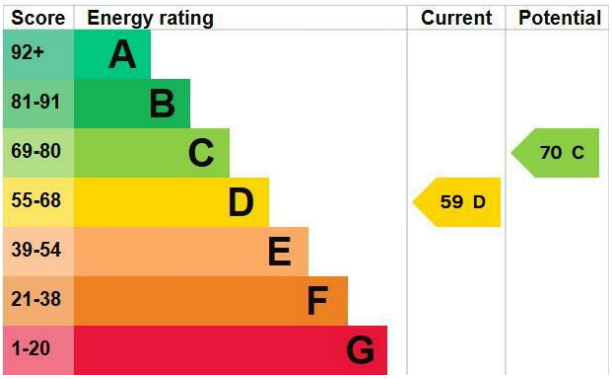

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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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