

## 17 Rathbone Avenue, May Bank, Newcastle, Staffs, ST5 0NZ



**Freehold Offers in excess of £165,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable extended town house situated within the ever popular May Bank location, conveniently placed for the High Street where local shops, schools and amenities can all be located. As you would expect, this well maintained home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the extended accommodation comprises of entrance hall, bay fronted lounge, full width dining room, modern fitted kitchen and conservatory. To the first floor are two double bedrooms, a useful home office/study and a spacious four piece family bathroom. Externally, the property enjoys gardens to both the front and rear elevations together with the potential to create off road parking to the front, subject to the usual planning consents.

The agents can also confirm that this home is being sold with the added benefit of no vendor chain. Viewing is highly advised!

## STORM PORCH

With Upvc double glazed frosted French doors to the front, frosted double glazed panels to the sides plus skylight, original Minton tiled flooring, a part-panel, part-frosted glazed door leads off to;

## ENTRANCE HALL

With frosted glazed window to the front, smoke alarm, pendant light fitting, stairs to the first-floor landing, single panelled radiator and doors leading off to rooms including;



## BAY FRONTED LOUNGE 4.29m into bay x 3.18m (14'1" into bay x 10'5")

With Upvc double glazed bay window to the front with inset lead pattern, coving to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, TV aerial connection point, feature fireplace surround with built-in living flame coal-effect gas fire, power points and double sliding doors revealing access to;



### **DINING ROOM 5.08m x 3.28m (16'8" x 10'9")**

With double doors to the rear, coving to the ceiling, pendant light fitting, feature fireplace with built-in living flame coal-effect gas fire, panelled radiator, power points, door to understairs storage cupboard housing the gas meter, electricity meter plus consumer unit and ample domestic shelving and storage space.



### **FITTED KITCHEN 2.51m x 2.44m (8'3" x 8'0")**

With Upvc double glazed windows to front and side aspects, four LED spotlight fittings, a range of base and wall-mounted high-gloss cream storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces in wood block effect, built-in stainless steel sink unit with chrome mixer tap above built-in Lamona four-ring brushed stainless steel gas hob with oven beneath plus extractor hood above, plumbing for automatic washing machine, panelled radiator, vinyl cushion flooring and power points.



### **CONSERVATORY 3.66m x 1.98m (12'0" x 6'6")**

With Upvc double glazed panels to the sides and rear aspects, Upvc double glazed sliding patio door to the rear, double brass and glass wall light fittings and panelled radiator.



## FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, power point and doors leading off to rooms including;

### **BEDROOM ONE (FRONT) 5.16m into wardrobes reducing to 4.06m x 3.58m (16'11" into wardrobes reducing to 13'4" x 11'9")**

With two Upvc double glazed windows to the front with inset lead pattern, pendant light fitting, panelled radiator, power points and sliding wardrobe doors revealing built-in wardrobes providing ample domestic hanging and storage space.



### **BEDROOM TWO (REAR) 3.33m x 3.15m (10'11" x 10'4")**

With Upvc double glazed window to the rear, pendant light fitting, picture rail, panelled radiator, power points and a Vaillant gas combination boiler providing domestic hot water and central heating systems.



### FIRST FLOOR FOUR PIECE BATHROOM 2.95m x 2.39m (9'8" x 7'10")

With Upvc double glazed frosted window to the rear, pendant light fitting, access to loft space, panelled radiator, a white four-piece suite comprising low-level dual flush WC, pedestal sink unit, panel bath unit, corner glazed shower cubicle with thermostatic direct-flow shower and a built-in airing cupboard providing ample domestic shelving and storage space.



### HOME OFFICE / STUDY 4.52m x 1.02m (14'10" x 3'4")

With frosted glazed window to the front, pendant light fitting, plumbing for radiator and ample domestic storage space.



### FORE GARDEN

Bounded by timber post and timber fencing along with garden block walls, a metal gate provides pedestrian access to the front of the property and paved areas provide ease of maintenance.



## REAR GARDEN

bounded by concrete posts and timber fencing, a timber decked area provides patio and sitting space, tiered down to a gravelled area providing ease of maintenance and access to a garden summerhouse.



## 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 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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

