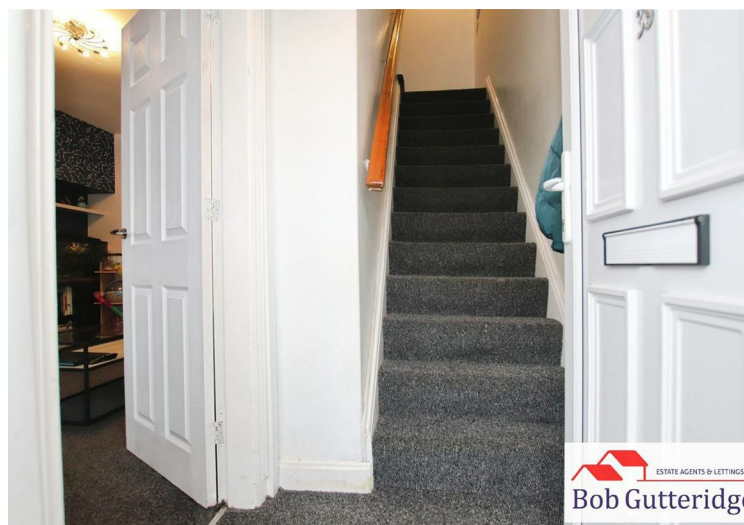


38 Edward Street, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0JE



Freehold Offers in excess of £169,000

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional town house situated in this ever popular and convenient May Bank location which provides ease of access to local shops, schools and amenities as well being a short stroll from May Bank Marsh. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, modern fitted kitchen / diner and to the first floor are three bedrooms along with a first floor modern bathroom. Externally the property offers off road parking to the front along with an enclosed rear garden. Viewing Of This Home Is Essential !

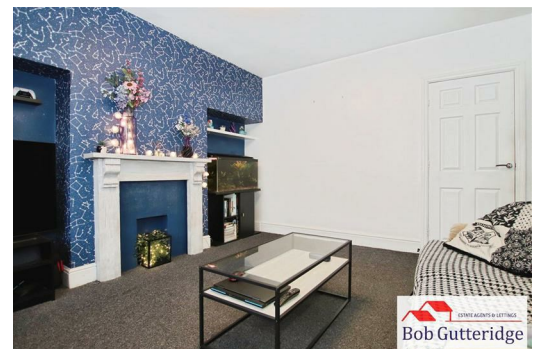
ENTRANCE LOBBY 1.30m x 1.04m (4'3" x 3'5")

With Upvc double glazed frosted front access door, pendant light fitting, single panelled radiator, built-in meter cupboard housing electric meter/consumer unit, stairs to the first floor landing and door leading off to;



BAY FRONTED LOUNGE 3.76m max x 4.62m (12'4" max x 15'2")

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, power points, TV aerial connection point, Openreach connection (subject to usual transfer regulations), access to understairs storage cupboard, battery smoke alarm) and door leading off to;



FITTED KITCHEN / DINER 3.28m x 4.78m (10'9" x 15'8")

With Upvc double glazed frosted rear access door, two Upvc double glazed windows to rear, two pendant light fittings, double panelled radiator, wood effect laminate flooring, a range of base and wall-mounted high gloss red kitchen storage cupboards providing ample domestic cupboard and drawer space, Beko electric fan assisted oven with grill above, four ring electric hob unit, round edge work surface with a built-in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for fridge freezer and Ideal Esprit Eco2 gas combination boiler providing the domestic hot water and central heating systems.



BEDROOM ONE (REAR) 2.72m x 4.09m (8'11" x 13'5")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points



BEDROOM TWO (FRONT) 2.77m x 3.30m (9'1" x 10'10")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, vinyl cushion flooring and power points.



BEDROOM THREE (REAR) 2.54m x 2.84m (8'4" x 9'4")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points



FIRST FLOOR BATHROOM 3.10m x 1.45m (10'2" x 4'9")

With Upvc double glazed frosted window to front, four-lamp spotlight fitting, single panelled radiator, wood-effect vinyl cushion flooring, a white suite comprising low-level WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap and separate hair attachment, aqua boarding to walls and extractor fan



EXTERNALLY

FRONT GARDEN

Bounded by concrete post and timber fencing, with stone-flag paving, driveway parking for one vehicle, limestone chipping and mature shrubbery.



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing and garden brick wall, with stone-flag patio and paving area, limestone chipping, laid lawn, timber-built shed, and access to front via metal gate.



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 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

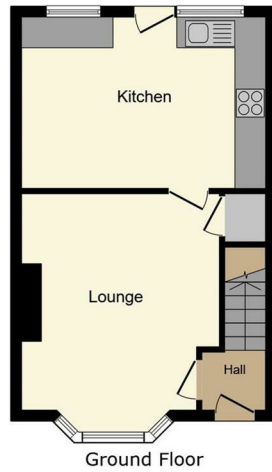
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		83 B
69-80	C	69 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.

HOURS OF OPENING

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

