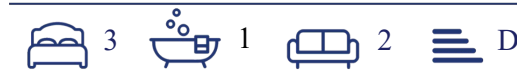




STEPHENSON BROWNE

## Heath Avenue, May Bank Newcastle-Under-Lyme

ST5 9NP



Offers Over £235,000



# DESCRIPTION

## CHAIN FREE!

A charming three-bedroom semi-detached home offering character, spacious living accommodation and a generous rear garden, ideally positioned in the popular area of May Bank.

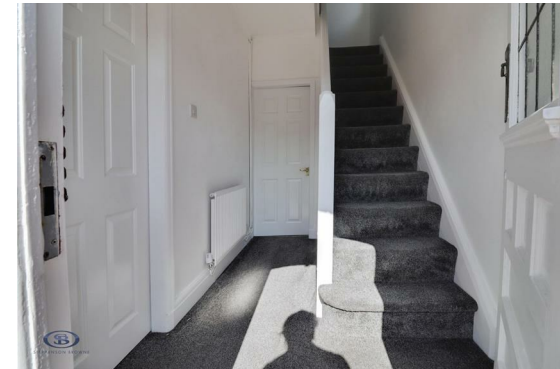
Full of period charm and attractive features throughout, this delightful property is welcomed by an open porch leading to a stunning stained-glass front door, opening into a bright and inviting entrance hall.

The ground floor offers two spacious reception rooms, with the front reception room benefiting from a feature bay window that fills the room with natural light. The rear reception room enjoys a large window overlooking the garden and provides access to useful understairs storage, before leading through to the kitchen.

The kitchen offers a practical and well-planned space with an opening through to the storm porch, where a door provides access to the side of the property. This area also benefits from an external storage cupboard, ideal for keeping gardening tools and outdoor equipment neatly stored away.

To the first floor, the bright landing is enhanced by a window positioned at the top of the stairs. There are two generous double bedrooms, with bedroom one featuring built-in wardrobes, alongside a further smaller bedroom which would make an ideal nursery, home office or dressing room. A modern, sleek shower room completes the accommodation.

Externally, the property benefits from both front and rear gardens, with the rear garden extending to a generous length, providing a wonderful outdoor space for relaxing,





entertaining and family use. To the rear is a detached garage, offering excellent additional storage.

Perfectly combining character, charm and modern practicality, this attractive home is ideally located close to local amenities, schools and transport links, making it a fantastic opportunity for a variety of buyers.





# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

5'9" x 9'5"

### Lounge

10'2" x 10'11"

### Understairs Storage

### Lounge/Diner

13'0" x 11'9"

### Kitchen

9'3" x 6'10"

## First Floor

### Bedroom One

10'1" x 11'9"

### Bedroom Two

10'11" x 10'2"

### Bedroom Three

5'9" x 6'9"

### Shower Room

6'3" x 6'4"

### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

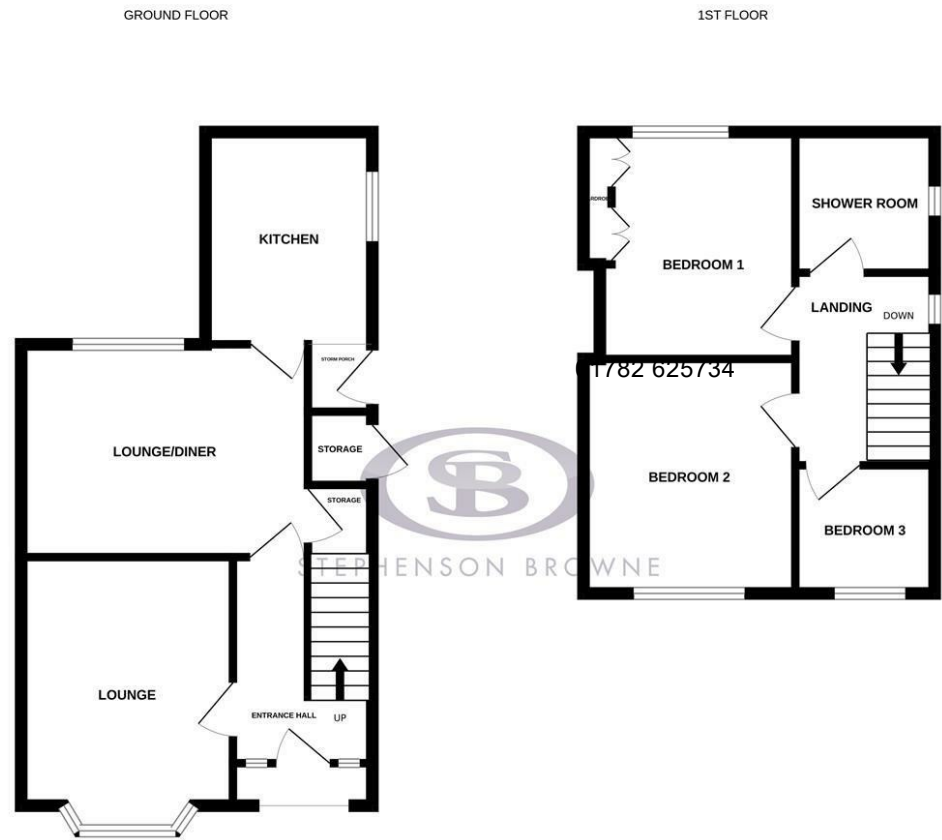
### Detached Garage







# Floorplans

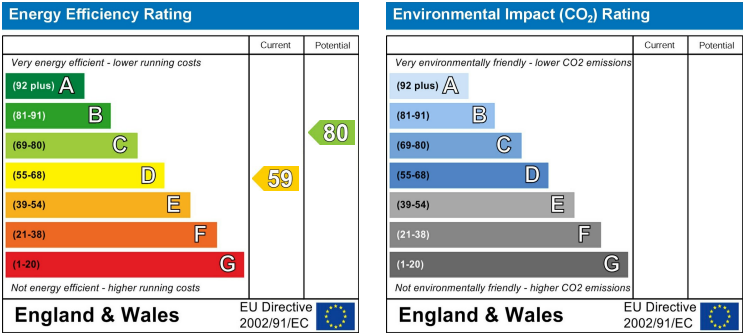


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating



## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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