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ESTATE AGENTS & LETTINGS
Bob Gutteridge

2 Blunt Street, May Bank, Newcastle, Staffs, ST5 9NA







Freehold £179,950

Bob Gutteridge Estate Agents are delighted to bring to the market this well-presented traditional townhouse, situated in this ever-popular and convenient May Bank location, which provides ease of access to the High Street, where local shops, schools and amenities can be found, as well as being within easy reach of the ever-popular Maybank Marsh. As you would expect, this home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises storm porch, entrance lobby, spacious lounge with feature media wall, modern fitted kitchen/dining room, half-brick and Upvc double glazed conservatory/utility room, and to the first floor are three generous bedrooms, along with a first-floor bathroom, plus access to a loft space. Externally, the property offers a forecourt frontage, together with an enclosed rear yard/garden.

We are also pleased to confirm that this home is being sold with the advantage of NO VENDOR UPWARD CHAIN !

STORM PORCH

With part-panelled, part double glazed front access door incorporating inset leaded glass, wood panelling to walls, ceramic tiled flooring, and part-panelled, part-glazed frosted front access door leading to:

ENTRANCE LOBBY

With coving to ceiling, pendant light fitting, double panelled radiator, ceramic tiled flooring, staircase rising to the first floor landing, and door providing access to:



LOUNGE 4.62m x 3.58m (15'2" x 11'9")

With Upvc double glazed window to the front, coving to ceiling, three-lamp light fitting, decorative dado rail, panelled radiator, built-in feature shelving unit, feature media wall with TV aerial connections, recessed fire area, power points, wood-effect laminate flooring, BT telephone point (subject to usual transfer regulations), and door leading to:





UNDERSTAIRS STORE

With gas meter, electricity consumer unit and meter, together with ample domestic storage space.

MODERN FITTED KITCHEN / DINING ROOM 4.67m x 3.81m reducing to 3.02m (15'4" x 12'6" reducing to 9'11")

With Upvc double glazed window to the rear, Upvc double glazed double patio doors to the rear, twelve 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 surface incorporating a built-in ceramic four-ring electric hob with oven beneath plus extractor hood above, built-in stainless steel sink unit with mixer tap above, integrated under-counter fridge, modern wood-effect laminate flooring, half wood panelling to walls, double panelled radiator, power points, ceramic splashback tiling, and door providing access to:







UPVC DOUBLE GLAZED CONSERVATORY / UTILITY 4.60m x 1.91m (15'1" x 6'3")

With Upvc double glazed panels to the side and rear aspects, Upvc double glazed frosted side access door, wall-mounted four-lamp light fitting, base-mounted soft cream storage cupboard providing ample storage space, round-edge work surface, plumbing for an automatic washing machine, space for a condenser dryer, and power points.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space with retractable ladder, coving to ceiling, and doors leading off to:

BEDROOM ONE (FRONT) 3.68m x 3.48m (12'1" x 11'5")
With Upvc double glazed window to the front, coving to ceiling, smoke alarm, pendant light fitting, modern wood-effect laminate flooring, panelled radiator, TV aerial lead, and power points.





BEDROOM TWO (REAR) 3.63m reducing to 2.64m x 3.66m to wardrobe fronta (11'11" reducing to 8'8" x 12'0" to wardrobe fronta)
With Upvc double glazed window to the rear, coving to ceiling, pendant light fitting, smoke alarm, decorative dado rail, double panelled radiator, oak-effect laminate flooring, built-in double and single wardrobes providing ample domestic hanging and storage space, TV aerial lead, power points, and door leading to:





EN-SUITE SHOWER ROOM 2.06m x 0.89m (6'9" x 2'11")
With two spotlight fittings, fully tiled in high-gloss white wall ceramics, built-in vanity sink unit with mixer tap above, walk-in shower enclosure with shower and multi-jets, plasticised shower base, vinyl tiled flooring, and extractor fan.



BEDROOM THREE (REAR) 3.12m x 2.13m (10'3" x 7'0")
With Upvc double glazed window to the rear, coving to ceiling, pendant light fitting, panelled radiator, oak-effect laminate flooring, and power points.



FIRST FLOOR BATHROOM 2.54m x 2.03m (8'4" x 6'8")
With Upvc double glazed frosted window to the front, enclosed light fitting, a modern white suite comprising vanity sink unit with chrome mixer tap above, built-in dual flush WC, panel bath with mixer tap and shower attachment, together with Triton T80Z electric shower, ceramic splashback tiling, vinyl cushion flooring, and double panelled radiator.



LOFT SPACE 5.79m x 5.18m maximum (19'0" x 17'0" maximum)
With two skylights to rear, skylight to front, four-lamp light fitting, power supply connected with power points, and a Baxi 800 combination boiler providing the domestic hot water and central heating systems.





EXTERNALLY

FORE COURT

ENCLOSED REAR YARD/GARDEN







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 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.

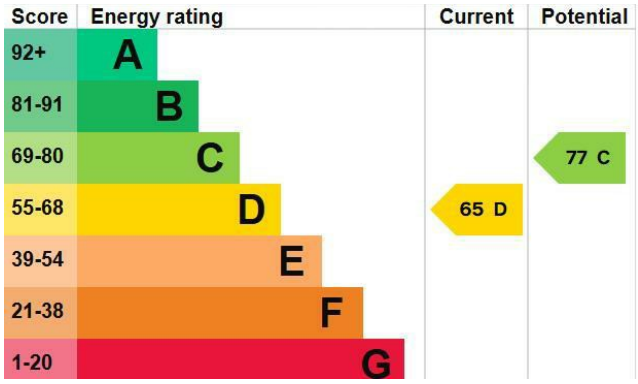
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.





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.