

10 Holden Avenue, May Bank, Newcastle, Staffs, ST5 0NX



Freehold £230,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi detached home situated in this highly regarded street in this ever popular May Bank location which provides ease of access to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted dining room, lounge, fitted kitchen and to the first floor are three bedrooms along with a first floor shower room and separate WC. Externally the property offers gardens to both front and rear aspects along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

STORM PORCH

With Upvc double glazed French doors to the front with double glazed units to the sides and a skylight, original Minton tiled flooring, gas meter and original part-panelled, part-glazed door with inset lead pattern and stained glass lead off to;

ENTRANCE HALL

With pendant light fitting, original stained glass and lead patterned windows to the front, power point, panelled radiator, wall-mounted Hive thermostat, stairs to the first-floor landing and doors lead off to rooms including;



UNDERSTAIRS STORE

With Upvc double glazed frosted window to side, electricity consumer unit and ample domestic shelving space and storage space.

BAY FRONTED DINING ROOM 3.89m into bay x 3.33m (12'9" into bay x 10'11")

With Upvc double glazed bay window to the front with inset lead pattern and stained glass to the skylights, coving to the ceiling, three-lamp light fitting, panelled radiator, ceramic tiled feature fireplace with inset coal effect electric fire and power points.



LOUNGE 4.37m into bay x 3.30m (14'4" into bay x 10'10")

With Upvc double glazed bay window to the rear, coving to the ceiling, pendant light fitting, double panelled radiator, TV aerial lead, two wall light fittings and power points.

FITTED KITCHEN 4.37m x 2.24m (14'4" x 7'4")

With Upvc double glazed windows to the side and rear aspects, Upvc double glazed frosted side access door with frosted double glazed panels to sides, enclosed light fitting, fluorescent tube light fitting, a range of base and wall-mounted textured storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in stainless steel sink unit with chrome mixer tap above, space for a freestanding electric cooker, plumbing for an automatic washing machine, space for a condenser dryer, space for a fridge/freezer, built-in breakfast bar, ceramic splashback tiling, panelled radiator and a Worcester Greenstar boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to the side, pendant light fitting and doors to rooms including:



BEDROOM ONE (FRONT) 3.94m into bay x 2.77m to wardrobe frontage (12'11" into bay x 9'1" to wardrobe frontage)

With Upvc double glazed bay window to the front with inset lead pattern and stained glass to skylights, pendant light fitting, double panelled radiator, power points and built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.63m x 3.33m (11'11" x 10'11")

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, power points and decorative picture rail.



BEDROOM THREE (FRONT)

With Upvc double glazed window to front with inset lead pattern and stained glass, pendant light fitting, panelled radiator and power points.



FIRST FLOOR WC 1.32m x 0.76m (4'4" x 2'6")

With Upvc double glazed frosted window to the side, pendant light fitting, vinyl cushion flooring and a white low-level dual flush WC..



SEPARATE SHOWER ROOM 2.21m x 1.65m (7'3" x 5'5")

With Upvc double glazed frosted window to the rear, fully tiled in high-gloss ceramic wall tiles with decorative border tile, a white suite comprising of vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with Mira Sport electric shower, modern chrome towel radiator, vinyl cushion flooring and a door to a built-in airing cupboard housing the hot water cylinder, along with ample domestic drying and storage space.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with concrete posts and timber fencing, a stone chippings area for ease of maintenance with shrubs and plants to borders, a brick-paved driveway provides access alongside the property, offering off-road parking and access to:



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, a brick-paved patio area provides ample domestic patio and sitting space, lawn section with mature shrubs and plants to borders, vegetable plot, greenhouse, garden timber shed and access to:



DETACHED SECTIONAL GARAGE

With double timber access doors, glazed windows to the side, panelled side access 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 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		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

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

