



STEPHENSON BROWNE

May Avenue, Newcastle

ST5 0NH



£300,000

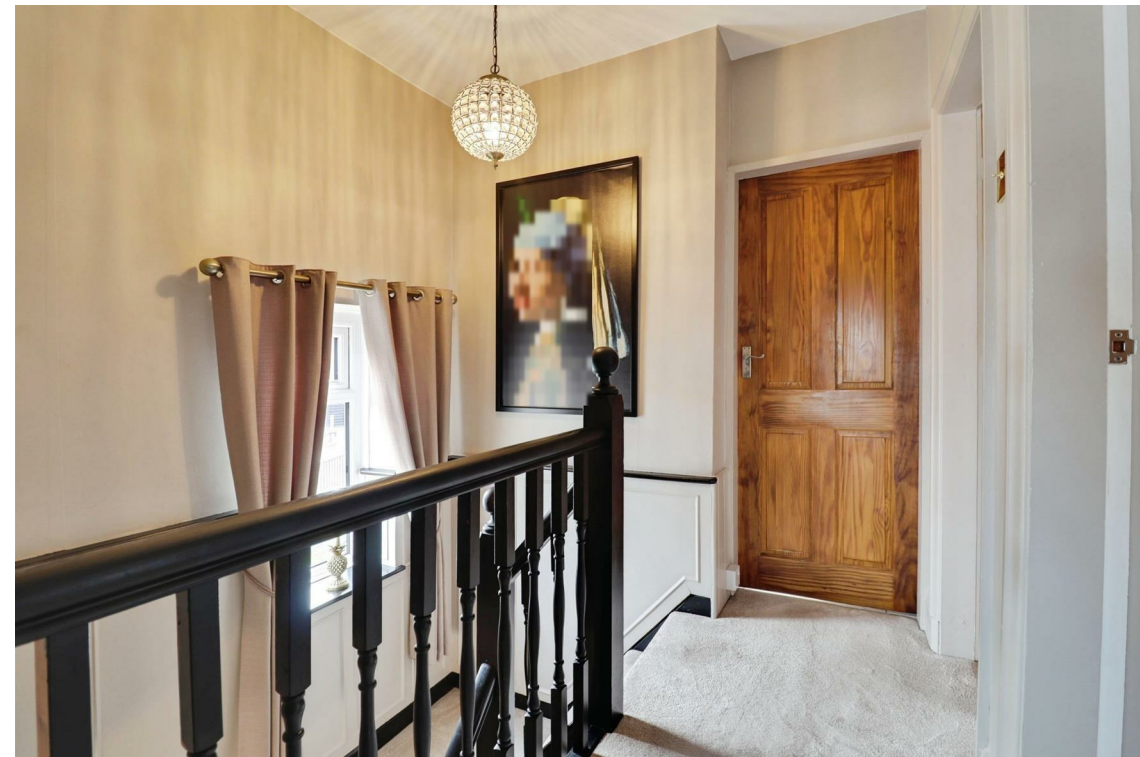


DESCRIPTION

Set within one of Newcastle-under-Lyme's most desirable areas, this exceptional three-bedroom semi-detached residence on May Avenue showcases an elegant fusion of timeless character and contemporary sophistication. From the moment you step inside, the home exudes style and quality, with a bright and welcoming entrance hall featuring a striking staircase and discreet cloakroom/boiler storage. Two beautifully appointed reception rooms provide versatile living and entertaining space: the principal reception to the front is enhanced by a graceful bay window and feature fireplace, while the rear reception offers a warm and inviting atmosphere, centered around a charming coal fireplace and opening seamlessly onto the garden via French doors. The kitchen is both stylish and functional, thoughtfully designed with integrated appliances including a double oven and dishwasher. It also incorporates two cleverly concealed cupboards, both with plumbing for a washing machine and dryer, maintaining a streamlined aesthetic while offering everyday practicality, with direct access to the garden. Upstairs, the sense of space and light continues, with two generously proportioned double bedrooms complemented by a third room currently curated as a bespoke dressing space. The luxurious family bathroom is finished to a high specification, featuring a spacious shower, separate bath, heated towel rail, and integrated storage, while a bright, window-lit landing further enhances the home's airy ambience. Externally, the property is truly outstanding, occupying a prime corner plot at the end of the street and enjoying a beautifully landscaped wrap-around garden that offers both privacy and space for relaxation or entertaining. A fully powered summer house adds further versatility, ideal for use as a home office or private retreat. The property also benefits



from a gated rear driveway leading to a detached garage, in addition to a substantial front driveway providing off-road parking for multiple



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

13'6" x 7'3"

Living Room

11'2" x 14'9"

Lounge

15'5" x 11'3"

Understairs Storage/Boiler

6'3" x 2'10"

Kitchen

7'3" x 16'10"

First Floor

Bedroom One

13'2" x 11'2"

Bedroom Two

11'3" x 15'5"

Bedroom Three/ Dressing Room

8'3" x 7'4"

Detached Garage

14'6" x 8'6"

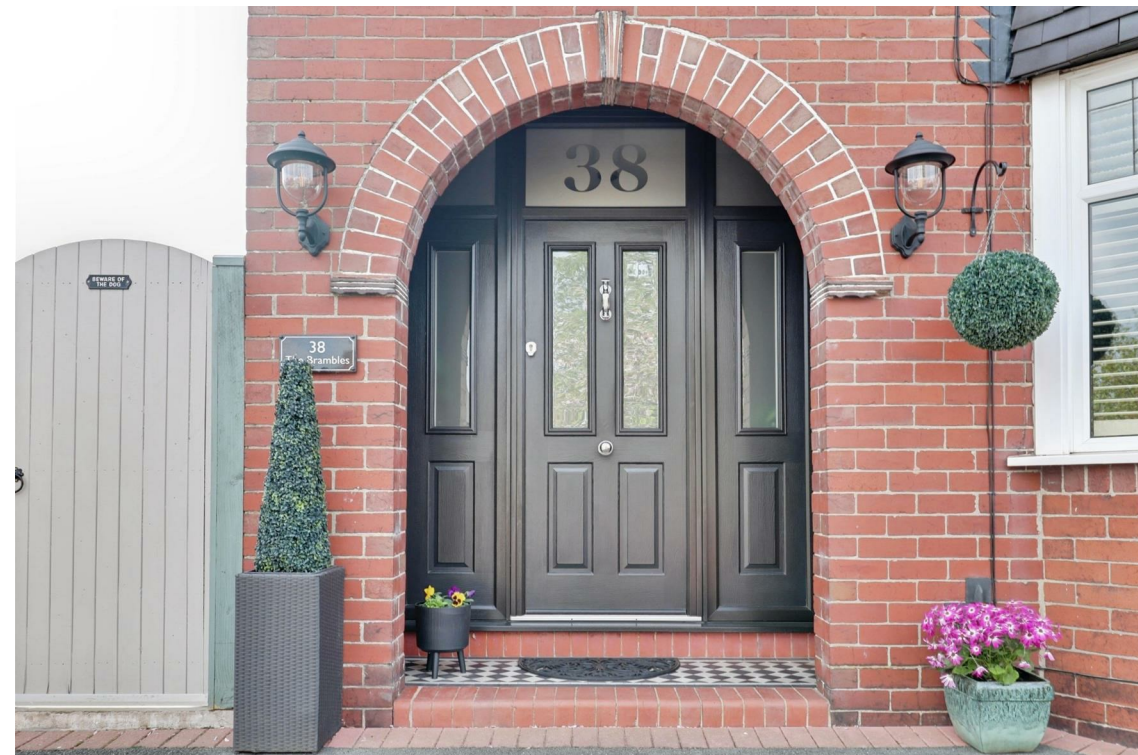
Summer House

7'8" x 5'7"

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.



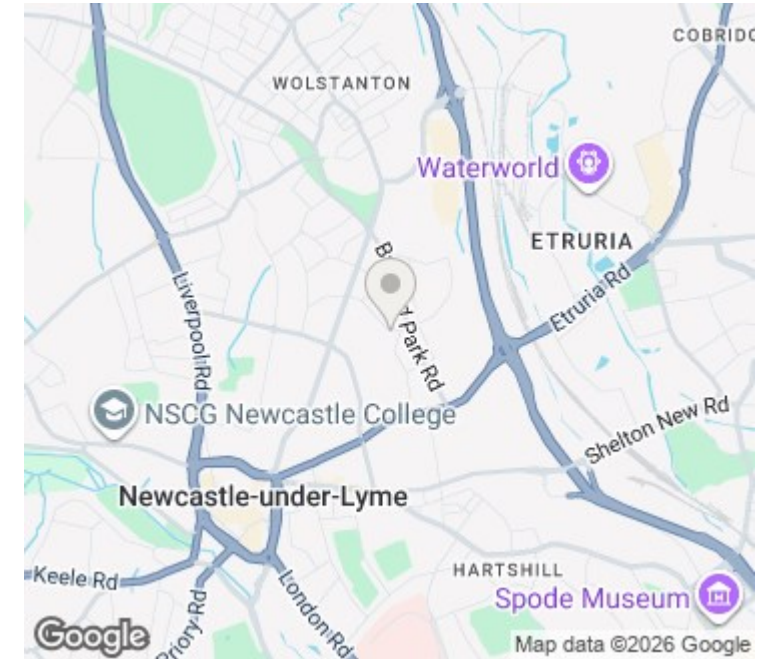


Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hologra 12/20.

Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	83	England & Wales
		71	EU Directive 2002/91/EC

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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