



## 9 Blunt Street

May Bank, Newcastle-under-Lyme, ST5 9NA

Sometimes the best way is just to be BLUNT and say it how it is! So here it goes.... I have the perfect first time buyer or investor purchase, a spacious traditional terraced property in the popular area of Maybank. BLUNT Street is sold with no upward chain and ready for a new owner. The accommodation on offer comprises two reception rooms, modern fitted kitchen, ground floor bathroom and two double bedrooms to the first floor. Externally the property benefits from an enclosed rear courtyard. Located in Maybank close to the marsh, local amenities, schooling and commuter links to the A500. Now we have got straight to the point, it's time to arrange a viewing!

**Offers in excess of £107,500**

# 9 Blunt Street

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- WELL MAINTAINED TERRACED PROPERTY
- DINING ROOM AND LOUNGE
- FITTED KITCHEN
- CONTEMPORARY BATHROOM SUITE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR COURTYARD
- POPULAR LOCATION
- COUNCIL TAX BAND A

## GROUND FLOOR

### Dining Room

12'3" x 10'0" (3.74 x 3.05)

A composite door to the front aspect. Fireplace and radiator.

### Lounge

16'0" x 10'0" (4.90 x 3.05)

A UPVC window to the rear aspect. Radiator and door to under stair storage cupboard.

### Kitchen

10'2" x 5'3" (3.10 x 1.62)

A UPVC window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer. Integrated appliances include electric oven and

electric hob. Plumbing for a washing machine. Radiator.

### Hallway

2'11" x 2'7" (0.90 x 0.80)

A UPVC door to the side aspect.

Door to storage cupboard housing combi boiler.

### Bathroom

8'10" x 5'3" (2.70 x 1.62)

A UPVC window to the side aspect. Fitted with a suite comprising bath and shower above, wash hand basin and low level W.C. Partly tiled walls and radiator.

## Bedroom One

15'8" x 12'6" (4.79 x 3.83)

A UPVC window to the front aspect. Radiator.

## Bedroom Two

12'2" x 9'10" (3.73 x 3.00)

A UPVC window to the rear aspect. Radiator.

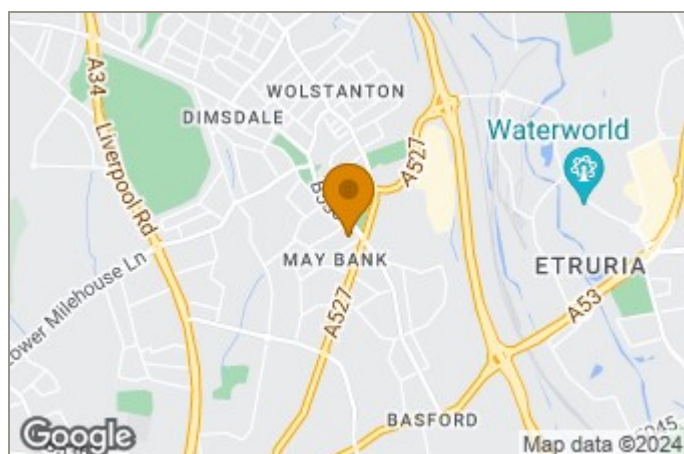
## EXTERIOR

The rear of the property have a paved courtyard and gate for bin access.

## FIRST FLOOR

### Landing

Stairs from the ground floor.





Floor Plan



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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