

39 Somerville Avenue, May Bank, Newcastle, Staffs, ST5 0LH



Freehold Offers in excess of £159,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated in this ever popular and convenient May Bank location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A500 and Festival Park. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, fitted kitchen / dining room, utility room, downstairs WC and to the first floor are two double bedrooms along with a four piece first floor bathroom. Externally this property is set on a desirable plot which offers ample off road parking plus scope to extend to the side (Subject to usual planning consents) along with offering gardens to both the front and rear. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted front access door, pendant light fitting, smoke alarm, four double coat hooks, double panelled radiator, Honeywell thermostat and stairs to the first floor landing. Door leading off to:



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BAY FRONTED LOUNGE 4.88m into bay x 3.76m (16'0" into bay x 12'4")

With Upvc double glazed bay window to the front, five-lamp light fitting, decorative picture rail, double panelled radiator, feature log effect gas fire with marble hearth, TV aerial connection point and power points. Doors lead off to rooms including:



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UNDER STAIRS STORE

With Upvc double glazed frosted window to the side, gas meter and ample domestic shelving and storage space.

FITTED KITCHEN / DINING ROOM 3.76m x 2.97m (12'4" x 9'9")

With Upvc double glazed window to the rear, fluorescent tube light fitting, Vaillant combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, built-in stainless steel double drainer sink unit with taps above, feature brick fireplace with log effect electric fire, space for tumble dryer, freestanding gas cooker, double panelled radiator and power points. Door leading off to:



UTILITY ROOM 1.96m x 1.30m (6'5" x 4'3")

With Upvc double glazed windows to the front and side aspects, Upvc double glazed frosted rear access door, wall light fitting, plumbing for automatic washing machine and power points. Access to built-in storage cupboard with double doors, power supply connected, pendant light fitting and power point, space for fridge/freezer and quarry tiled flooring.



DOWNSTAIRS WC 1.09m x 0.86m (3'7" x 2'10")

With Upvc double glazed frosted window to the side, pendant light fitting, white low level WC and water meter.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to the side, pendant light fitting, smoke alarm, access to loft space, wall mounted Baxi Brazilia gas heater and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.89m x 3.81m (12'9" x 12'6")

With Upvc double glazed window to the front, pendant light fitting, double panelled radiator and power points. Door to a built in wardrobe with Upvc double glazed window to front and ample domestic shelving and storage space.



BEDROOM TWO (REAR) 3.40m x 2.87m (11'2" x 9'5")

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



FIRST FLOOR BATHROOM 2.39m x 1.80m (7'10" x 5'11")

With Upvc double glazed frosted window to the rear, pendant light fitting and double panelled radiator, a white suite comprising low level WC, vanity sink unit with chrome mixer tap above, panelled bath unit, corner glazed shower cubicle with thermostatic direct flow shower and ceramic splashback tiling.



EXTERNALLY

FORE GARDEN

Bounded by garden block/brick walls together with concrete posts and timber fencing. Double metal gates provide vehicular access to a tarmac driveway which leads alongside the property, providing off-road parking. Paved frontage with limestone chippings for ease of maintenance and access to the rear garden.



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REAR GARDEN

Bounded by concrete posts and timber fencing with an expansive paved area providing patio and seating space, lawn section, crazy paved pathways for ease of maintenance, mature shrubs and access to a timber garden shed providing ample external storage space.



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COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

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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.co



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.

HOURS OF OPENING

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

