

6 Adams Street, May Bank, Newcastle, Staffordshire, ST5 9PJ



Freehold Offers in excess of £130,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious terraced home situated in a cul de sac position in May Bank which provides ease of access to the village where local shops, schools and amenities can be located as well as being 50 yards or so from May Bank Marsh. As you would expect the property offers Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are three bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

SITTING ROOM 3.43m x 3.56m (11'3" x 11'8")

With Upvc double glazed front access door with inset lead pattern and stained glass with frosted skylight above, Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, feature fireplace in pine with inset electric fire, built in gas and electricity meter cupboards, consumer unit, double panelled radiator, oak effect laminate flooring, four power points and doorway reveals access off to;



LOUNGE 3.63m x 3.56m (11'11" x 11'8")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, six power points, stairs to first floor landing and door to under stairs storage cupboard providing ample domestic shelving and storage space etc.



FITTED KITCHEN 2.64m x 2.08m (8'8" x 6'10")

With Upvc double glazed window to side, four lamp light fitting, artex to ceiling, a range of base and wall mounted beech wood storage cupboards providing ample domestic cupboard and drawer space, built in four ring gas hob unit with built in oven beneath and extractor hood above, built in stainless steel bowl and a half single drainer sink unit with mixer tap above, space for free standing fridge/freezer, ceramic high gloss Victorian style oblong tiles, ceramic tiled flooring, double panelled radiator, seven power points and doorway reveals access to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, ceramic tiled flooring, pendant light fitting, built in utility cupboard with space for condenser dryer, plumbing for automatic washing machine and power points.

UTILITY CUPBOARD

GROUND FLOOR BATHROOM 2.46m x 2.03m (8'1" x 6'8")

With Upvc double glazed frosted window to side, Manrose extractor fan, globe light fitting, double panelled radiator, white suite comprising of low level dual flush WC, pedestal sink unit with taps above, panelled bath unit with taps above, thermostatic direct flow shower, high gloss ceramic splash back tiling and ceramic tiled flooring.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 3.58m x 3.53m (11'9" x 11'7")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, double panelled radiator and four power points.



BEDROOM TWO (REAR) 3.66m x 3.56m (12'0" x 11'8")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, four power points, door to built in wardrobe providing ample domestic hanging and storage space and door leads off to;



BEDROOM THREE (OFF BEDROOM TWO) 4.42m x 2.08m (14'6" x 6'10")

With Upvc double glazed window to rear, two pendant light fittings, single panelled radiator, CO2 detector, four power points and built in boiler cupboard with Worcester 25Si combination boiler providing domestic hot water and central heating systems.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by concrete posts and timber fencing, timber gate providing pedestrian access to the rear of the property and flagged providing patio and sitting space along with ease of maintenance.



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 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

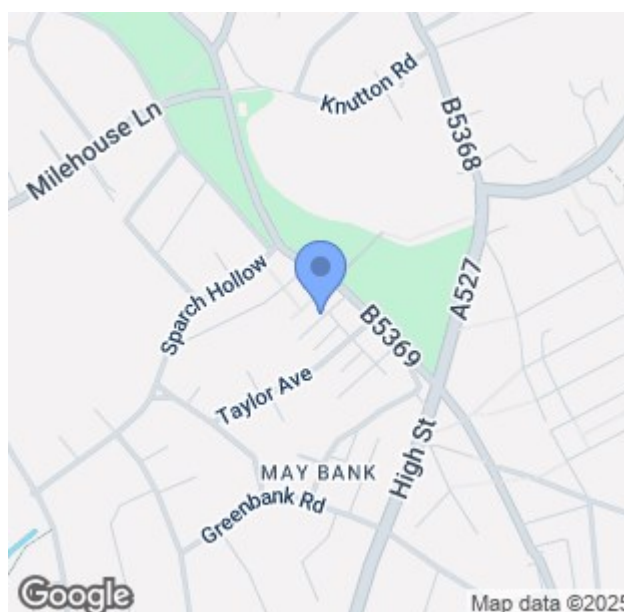
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

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

