

20 Cromer Street, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0JN



Freehold £139,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious terraced home situated in this ever popular and convenient May Bank location which is a short stroll from the Marsh & High Street. As you would expect this property offers the modern day comforts of Upvc double glazing along with a modern air-source heat pump and owned solar panels, which help assist with utility running costs !. In brief the well presented accommodation comprises of lounge, sitting room with French doors, fitted kitchen, ground floor bathroom and to the first floor are two generous sized 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 ! Viewing Advised !

LOUNGE 3.38m maximum x 3.28m (11'1" maximum x 10'9")

With Upvc double-glazed front access door, Upvc double-glazed window to front, pendant light fitting, coving to ceiling, double panelled radiator, feature hearth with fitted wood-effect electric fire, built-in meter cupboard housing electricity consumer unit, meter and solar PV isolator, BT Openreach connection point (subject to usual transfer regulations), phone line/ADSL connection point, power points and doors leading off to;



SITTING ROOM 3.35m x 3.40m (11'0" x 11'2")

With Upvc double-glazed patio doors to rear, pendant light fitting, coving to ceiling, double panelled radiator, power points, smoke alarm, stairs to first floor and door leading off to;



FITTED KITCHEN 2.90m x 1.91m (9'6" x 6'3")

With Upvc double-glazed window to side, four-lamp spotlight fitting, coving to ceiling, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in stainless steel sink unit with mixer tap above, built-in electric fan oven, built-in Belling four-ring ceramic electric hob with extractor hood above, ceramic splashback tiling, ceramic floor tiling, power points, space for fridge/freezer and door leading off to;



REAR LOBBY

With Upvc double-glazed side access door, coving to ceiling, access to hot water cylinder with electric immersion heater providing the domestic hot water systems and door leading off to;

BATHROOM 2.39m x 1.65m (7'10" x 5'5")

With Upvc double-glazed frosted window to side, three-lamp spotlight fitting, extractor fan, coving to ceiling, wall-mounted Smiths electric room heater, a white suite comprising low-level dual-flush WC, pedestal sink unit, white panel bath unit with mixer tap above, glazed shower screen, Mira Sprint electric shower, ceramic wall tiling and ceramic floor tiling.



FIRST FLOOR LANDING

With wall-mounted light fitting, smoke alarm and doors leading off to;

BEDROOM ONE (REAR) 3.38m maximum x 3.43m (11'1" maximum x 11'3")

With Upvc double-glazed window to rear, pendant light fitting, double panelled radiator, built-in storage cupboard providing ample domestic storage space, access to loft and power points



BEDROOM TWO (FRONT) 3.35m maximum x 3.30m (11'0" maximum x 10'10")

With Upvc double-glazed window to front, pendant light fitting, double panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick wall and timber fencing with stone flag paving and patio area, timber-built garden shed, timber rear access gate, and a Hitachi air-source heat pump providing the domestic heating systems.



OWNED SOLAR PANELS

We can confirm that this property benefits from the installation of owned solar panels and an air-source heat pump, both installed in October 2025.

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 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



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

