

41 Cromer Street, May Bank, Newcastle, Staffs, ST5 0JN



Freehold Offers over £120,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable end-terraced home, situated within the highly regarded residential location of May Bank. The property is just a short stroll from the open green space of May Bank Marsh and the High Street, where a range of local shops, schools, and amenities can be found. As expected, the home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a sitting room, separate lounge, fitted kitchen, and a modern fully tiled ground floor bathroom. To the first floor are two generous double bedrooms. Externally, the property enjoys an enclosed rear yard.

Viewing is highly recommended to fully appreciate the accommodation, convenient location, and excellent potential this attractive home has to offer.

SITTING ROOM 3.38m x 3.51m (11'1" x 11'6")

With Upvc double-glazed window to the front incorporating inset Georgian-pattern toplights, composite double-glazed frosted front access door with double-glazed skylight above, pendant light fitting, feature fireplace, panelled radiator, BT Openreach connection point (subject to the usual transfer regulations), built-in gas and electricity meter cupboards, power points, and access leading to:



LOUNGE 3.38m x 3.35m (11'1" x 11'0")

With Upvc double-glazed window to the rear incorporating inset Georgian-pattern toplights, pendant light fitting, feature fireplace, panelled radiator, TV aerial connection point, Sky Q connection point (subject to the usual transfer regulations), power points, door to understairs storage cupboard providing ample domestic shelving and storage space, staircase rising to the first floor landing, and door leading to:



FITTED KITCHEN 3.84m x 1.91m (12'7" x 6'3")

With Upvc double-glazed window to the side, Artex to ceiling, three-lamp light fitting, a range of base and wall-mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, rolled-edge work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above, plumbing for an automatic washing machine, space for a condenser dryer, built-in four-ring gas hob with built-in electric oven beneath, ceramic splashback tiling, ceramic tiled flooring, space for a fridge/freezer, double-panelled radiator, power points, and access leading to:



REAR LOBBY

With Upvc double-glazed frosted side access door, Artex to walls and ceiling, pendant light fitting, tile-effect flooring, and door to built-in boiler cupboard housing a Worcester combination gas boiler providing the domestic hot water and central heating systems.

GROUND FLOOR BATHROOM 1.91m x 1.80m (6'3" x 5'11")

With Upvc double-glazed frosted window to the side, four LED spotlight fittings, extractor fan, access to loft space, fully tiled in modern wall ceramics, tile-effect flooring, panelled radiator, and a built-in white suite comprising a dual-flush WC, vanity wash hand basin with monobloc chrome mixer tap above, panelled bath with monobloc chrome mixer tap and thermostatic direct-flow shower with separate handheld attachment above.



FIRST FLOOR LANDING

With pendant light fitting, coving to ceiling, smoke alarm, and doors leading off to:



BEDROOM ONE (FRONT) 3.48m x 2.84m (11'5" x 9'4")

With Upvc double-glazed window to the front incorporating inset Georgian-pattern toplights, coving to ceiling, pendant light fitting, panelled radiator, TV aerial connection point, power points, and sliding wardrobe doors revealing a built-in wardrobe providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.43m x 3.40m (11'3" x 11'2")

With Upvc double-glazed window to the rear incorporating inset Georgian-pattern toplights, pendant light fitting, panelled radiator, power points, and door to a built-in wardrobe providing ample domestic hanging and storage space.



EXTERNALLY

ENCLOSED REAR YARD

With boundaries formed by garden brick walls together with timber posts and timber fencing. A timber gate provides pedestrian access to the rear of the property, whilst Indian stone pathways and a paved seating area provide ample domestic patio and sitting space.



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.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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

