

## 8 Hempstalls Grove, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 9NS



**Freehold £160,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented mid-townhouse situated in this highly regarded and desirable May Bank location which provides ease of access to local shops, schools and amenities as well as offering good road links into Newcastle town centre and Festival Park. This home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, spacious lounge, fitted kitchen / dining room, downstairs WC and to the first floor are two bedrooms along with a four piece first floor bathroom. Externally the property offers a generous enclosed rear garden and to the front is a driveway providing off-street parking for up to two vehicles. Viewing Advised !

### ENTRANCE HALL 1.19m x 1.37m (3'11" x 4'6")

With Upvc double glazed frosted front access door, pendant light fitting, single panelled radiator, wood effect laminate flooring, built-in meter cupboard housing electricity consumer unit, stairs to first floor and doors leading off to;



### LOUNGE 4.04m x 3.30m (13'3" x 10'10")

With Upvc double glazed window to front, six lamp light fitting, smoke alarm, coving to ceiling, double panelled radiator, feature hearth with fitted coal effect fireplace, TV aerial connection point, phone line/ADSL connection point, BT Openreach connection point (subject to usual transfer regulations), power points, and door leading off to;



### **FITTED KITCHEN / DINER 4.37m x 3.00m (14'4" x 9'10")**

With Upvc double glazed window to rear, two four-lamp spotlight fittings, single panelled radiator, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, marble effect laminate worktop, built-in composite sink unit with mixer tap above, dual compartment oven with four ring gas hob and extractor hood above, space for fridge/freezer, power points, access to under-stairs storage, tile effect flooring and door leading off to;



### **REAR LOBBY 0.99m x 0.81m (3'3" x 2'8")**

With Upvc double glazed frosted rear access door, tile effect flooring, pendant light fitting and access off to;

### **GROUND FLOOR WC 1.14m x 0.84m (3'9" x 2'9")**

With Upvc double glazed window to side, pendant light fitting, low level dual flush WC and tile effect flooring.



### **FIRST FLOOR LANDING 2.11m x 0.79m (6'11" x 2'7")**

With pendant light fitting, smoke alarm, loft access, built-in storage cupboard providing ample domestic storage space, power points and doors leading off to;

**BEDROOM ONE (FRONT) 5.36m x 3.05m (17'7" x 10'0")**

With Upvc double glazed windows to front, three lamp light fitting, double panelled radiator, Virgin Media connection point, power points and built-in storage cupboard providing ample domestic storage space.



## BEDROOM TWO (REAR) 3.38m x 2.84m (11'1" x 9'4")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.



## FIRST FLOOR FULLY TILED BATHROOM 2.97m x 2.44m (9'9" x 8'0")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, a white suite comprising low level WC, pedestal sink unit, panel bath unit with mixer tap and separate shower attachment above, glazed shower enclosure with thermostatic direct flow shower unit, wood effect laminate flooring and ceramic wall tiling with decorative ceramic dado tiling.



## EXTERNALLY

### FRONT YARD

Bounded by concrete post and timber fencing with stone flag paving and driveway providing parking for up to two vehicles.



## ENCLOSED REAR YARD

Bounded by concrete post and timber fencing with stone flag paving and patio area, stone chipping, two timber-built garden sheds providing ample domestic storage space, mature shrubbery, outdoor tap and outdoor power points.



## 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**

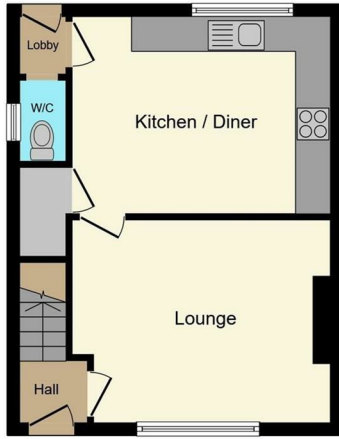
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

**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.

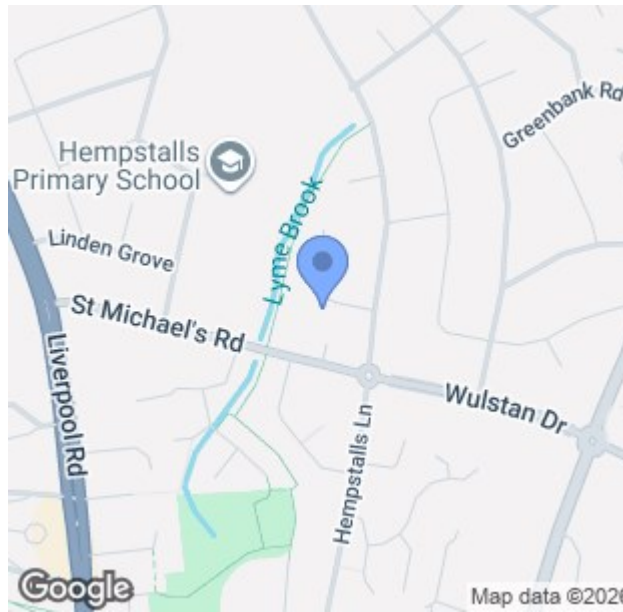


Ground Floor



First Floor

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		
69-80	C	69 C	75 C
55-68	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

