

21 Stratford Avenue, May Bank, Newcastle, Staffs, ST5 0JS



Freehold Offers in excess of £210,000

Bob Gutteridge Estate Agents are delighted to present to the market this beautifully modernised and updated semi-detached home, situated within the highly regarded area of May Bank. Perfectly positioned just a short stroll from May Bank Marsh, the property also enjoys close proximity to local shops, schools and everyday amenities, making it an ideal choice for families and professionals alike. This attractive home offers a superb blend of contemporary living and everyday comfort, benefiting from Upvc double glazing and combi central heating throughout. The well-planned accommodation comprises a storm porch, welcoming entrance hall, convenient downstairs WC, and a bay-fronted lounge providing a cosy yet stylish living space. To the rear, the property truly comes into its own with a modern open-plan fitted kitchen/dining room—perfect for entertaining and family life—finished to a high standard. To the first floor are three well-proportioned bedrooms along with a recently updated, contemporary bathroom. In addition, there is access to a highly useful loft space, offering further versatility. Externally, the property boasts off-road parking to the front, a sectional garage, and an enclosed rear garden providing a private outdoor retreat.

An exceptional home in a prime location—early viewing is strongly advised to avoid disappointment.

STORM PORCH

With Upvc double glazed side access door, Upvc double glazed windows to side and front, quarry tiled flooring, enclosed light fitting and multi-glazed frosted door leads off to;

ENTRANCE HALL

With pendant light fitting, coving, panelled radiator, power points, oak effect laminate flooring, stairs to first floor landing, Honeywell thermostat and door leads off to;



DOWNSTAIRS WC 0.86m x 1.80m (2'10" x 5'11")

With Upvc double glazed frosted window to side, i-mini combination boiler providing the domestic hot water and central heating systems, wall light fitting, a white suite comprising of low level WC, vanity sink unit with chrome mixer tap above, ceramic wall tiling and oak effect laminate flooring.



OPEN PLAN FITTED KITCHEN / DINING ROOM 4.60m maximum x 5.38m maximum (15'1" maximum x 17'8" maximum)

With Upvc double glazed windows to side and rear aspects, Upvc double glazed sliding patio door to rear, pendant light fitting, decorative ceiling rose, six LED spotlight fittings, a range of base and wall mounted two tone grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in five ring stainless steel gas hob unit with oven beneath plus extractor hood above, integrated Lamona dishwasher, built in resin sink unit with chrome mixer tap above, space for American fridge/freezer, built in display cabinet, double panelled radiator, oak effect laminate flooring, spurs for appliances, power points and a built in utility cupboard with plumbing for automatic washing machine and space for stacked condenser dryer.



BAY FRONTED LOUNGE 3.86m into bay x 3.40m (12'8" into bay x 11'2")

With Upvc double glazed bay window to front, decorative ceiling rose, pendant light fitting, coving, oak effect laminate flooring, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations) and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, coving to ceiling, pendant light fitting, smoke alarm, access to loft space and doors to rooms including;



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

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



BEDROOM TWO (FRONT) 3.43m x 2.54m (11'3" x 8'4")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and a built in wardrobe providing ample hanging and storage space.



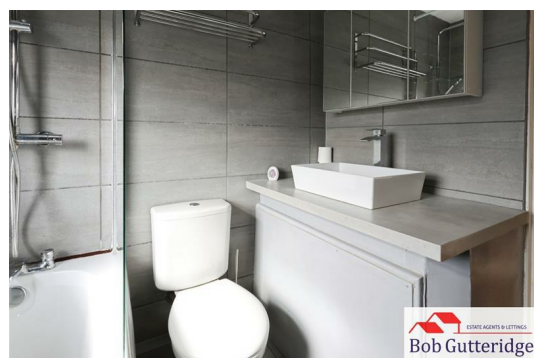
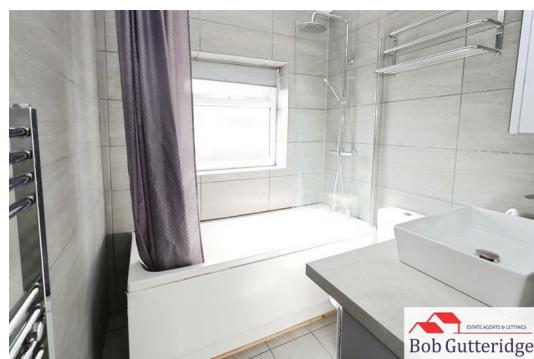
BEDROOM THREE (REAR) 2.46m x 1.88m (8'1" x 6'2")

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



MODERN FIRST FLOOR BATHROOM 1.96m x 1.85m (6'5" x 6'1")

With Upvc double glazed frosted window to front, enclosed LED light fitting, a modern white suite comprising of low level WC, ceramic sink unit with monobloc chrome mixer tap above, panelled bath unit with glazed shower screen plus thermostatic direct flow shower, fully tiled in modern grey wall ceramics, modern grey ceramic tiled flooring and a chrome towel radiator.



USABLE LOFT SPACE

With Velux skylight to rear, two light fittings, power points and ample storage space.



EXTERNALLY

FORE GARDEN

Bounded by garden block walls along with timber post and timber fencing, a paved frontage allows for off road parking for three vehicles, mature shrubs to frontage and access leads alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing, a majority paved area allows for various patio and sitting space, raised beds with plants and fruit trees to the rear. Access to;



SECTIONAL GARAGE

With up and over door, aluminium side access door, glazed window to side and ample external storage space.



COUNCIL TAX

Band 'B' 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

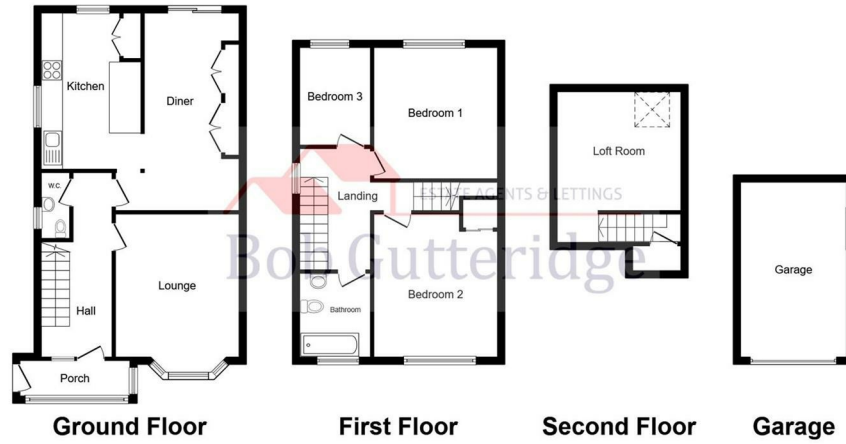
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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

