

**60 Somerville Avenue, May Bank, Newcastle-under-Lyme, Staffordshire,
ST5 0LH**



Freehold Offers in excess of £184,950

Bob Gutteridge Estate Agents are delighted to bring to the market this semi detached home 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, bay fronted lounge, fitted kitchen/dining room, downstairs WC and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers a generous frontage allowing for ample off road parking and to the rear an enclosed garden can be located. Viewing Advised !

STORM PORCH

With Upvc double glazed front access door, Upvc double glazed windows to front and side aspects, and door leading off to;

ENTRANCE HALLWAY 1.37m x 1.24m (4'6" x 4'1")

With Upvc double glazed frosted front access door, pendant light fitting, double panelled radiator, power points, stairs to first floor and door leading off to;



BAY FRONTED LOUNGE 4.65m maximum x 3.73m (15'3" maximum x 12'3")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, feature fitted electric fireplace, phone line / ADSL connection point, TV aerial connection point, power points, understairs storage cupboard providing domestic storage space, and door leading off to;.



FITTED KITCHEN / DINER 3.73m x 3.02m (12'3" x 9'11")

With Upvc double glazed window to rear, four lamp spotlight fitting, double panelled radiator, a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, round edge worktops, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in Diplomat four ring gas hob, built-in Diplomat dual compartment convection oven, space for fridge/freezer, space for automatic washing machine, phone line/ADSL connection point, TV aerial connection point, power points, electricity consumer unit, ceramic tiled flooring and door leading off to;



REAR LOBBY

With Upvc double glazed frosted side access door, enclosed light fitting, space for condenser dryer, gas meter, power points, pendant light fitting and door leading off to;

GROUND FLOOR WC

With Upvc double glazed window to side, enclosed light fitting, single panelled radiator, low level WC and a Glow-worm 30CI gas combination boiler providing the domestic hot water and heating systems.



FIRST FLOOR LANDING 1.80m x 0.94m (5'11" x 3'1")

With Upvc double glazed frosted window to side, pendant light fitting, loft access and doors leading off to;

BEDROOM ONE (FRONT) 3.86m x 3.40m (12'8" x 11'2")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, built-in wardrobes providing ample domestic storage space, access to built-in storage space, power points and wood laminate flooring.



BEDROOM TWO (REAR) 3.40m maximum x 2.87m (11'2" maximum x 9'5")

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



FIRST FLOOR BATHROOM 2.31m x 1.78m (7'7" x 5'10")

With Upvc double glazed frosted window to rear, four spotlight fittings, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, P-shaped white panel bath with thermostatic direct flow shower unit and mixer tap above, vertical chrome towel radiator, ceramic wall tiling and wood effect vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing, with mature shrubbery and stamped concrete paving and driveway parking for multiple vehicles.



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with stamped concrete paving and patio area providing ample domestic patio and sitting space, timber built garden shed, timber decking and seating area, outdoor tap, outdoor power point and timber front access gate.



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

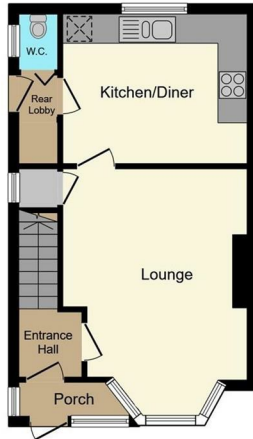
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

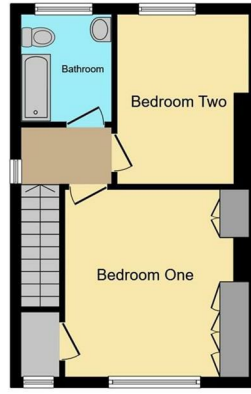
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

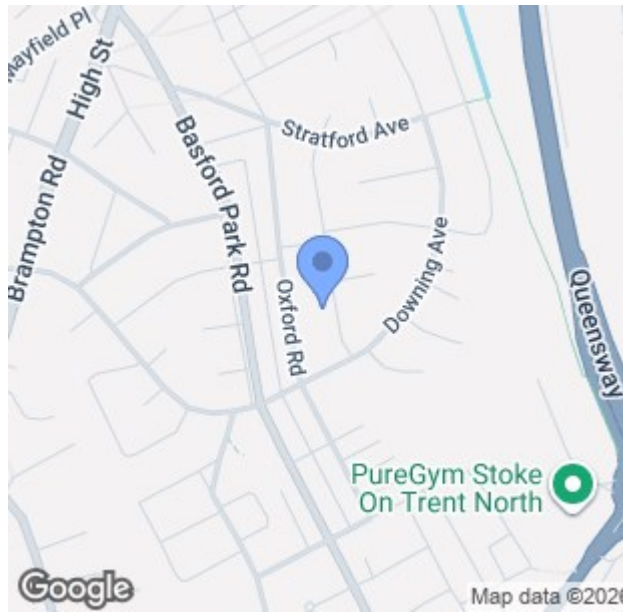


Ground Floor



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



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

