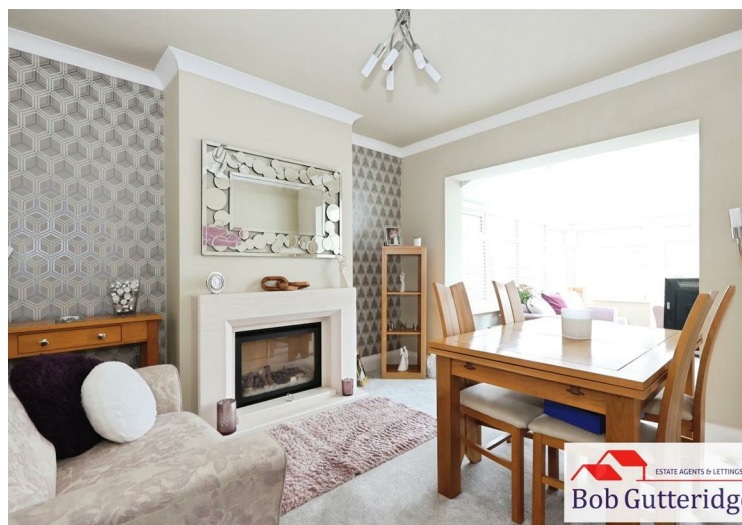


43 Heath Avenue, May Bank, Newcastle, Staffs, ST5 9NP



Freehold Offers in excess of £285,000

An Exceptional Traditional Semi in a Prime May Bank Location – Immaculate Throughout – No Chain !

Bob Gutteridge Estate Agents are delighted to present to the market this exceptionally well presented and thoughtfully updated traditional semi-detached home, occupying a highly regarded position within May Bank. Ideally situated for access to local shops, well-regarded schools and everyday amenities, the property also benefits from excellent road links to the A34, making it perfectly suited for families and commuters alike. This beautiful home offers a perfect blend of character and modern living, benefitting from Upvc double glazing and gas combination central heating throughout. The spacious and versatile accommodation comprises a storm porch, welcoming entrance hall, a bay-fronted lounge, and a separate sitting room, ideal for flexible family living along with access to a delightful garden room which provides additional living space with views over the garden, creating a perfect area for relaxation. The modern fitted kitchen is well-appointed with integrated appliances and offers a stylish and practical space for day-to-day living. To the first floor, the property continues to impress with three well-proportioned bedrooms along with a contemporary shower room. Externally, the home sits on a desirable plot, offering off-road parking to the front, while to the rear is a generous, beautifully maintained garden—perfect for outdoor entertaining and family enjoyment.

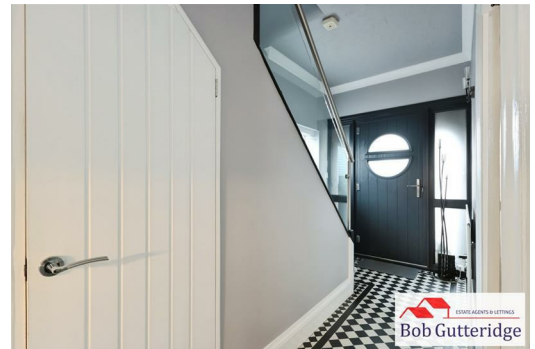
Offered for sale with No Vendor Chain, this is a superb opportunity to acquire a truly well-cared-for home in a sought-after location. Early viewing is highly recommended to fully appreciate all that is on offer.

STORM PORCH

With composite double glazed frosted front access door incorporating frosted glazed panels to sides and skylight above, sensor light fitting, original Minton tiled flooring, power points, and a further composite double glazed frosted front access door with matching side panels provides access off to:

ENTRANCE HALL

With Upvc double glazed frosted windows to side, coving to ceiling, double wall light fitting, smoke alarm, panelled radiator, BT telephone point (subject to usual transfer regulations), power point, original Minton tiled flooring, stairs to first floor landing and doors leading off to rooms including:



UNDERSTAIRS STORE

With Upvc double glazed frosted window to side, pendant light fitting, Vaillant gas combination boiler providing domestic hot water and central heating systems, electricity consumer unit plus meter and ample domestic storage space.

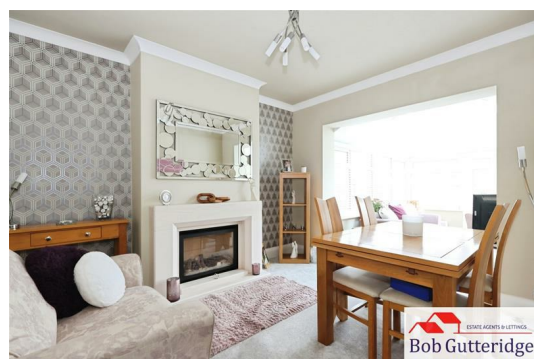
BAY FRONTED SITTING ROOM 4.01m into bay x 3.25m (13'2" into bay x 10'8")

With Upvc double glazed bay window to front, pendant light fitting, coving to ceiling, double panelled radiator, Sky Q connection point (subject to usual transfer regulations), feature fireplace with inset modern living flame pebble effect gas fire and power points.



LOUNGE 3.63m x 3.25m (11'11" x 10'8")

With coving to ceiling, pendant light fitting, feature fireplace with living flame log effect gas fire, TV aerial connection point, panelled radiator, power points and access leading off to



GARDEN ROOM 3.68m x 2.77m (12'1" x 9'1")

With Upvc double glazed panels to sides and rear, Upvc double glazed French doors to rear, two double glazed skylights, ten LED spotlight fittings, double panelled radiator and power points.



FITTED KITCHEN / BREAKFAST ROOM 5.31m x 1.80m (17'5" x 5'11")

With Upvc double glazed windows to side and rear, Upvc stable style side access door, seven LED spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample cupboard and drawer space, woodblock work surfaces, inset Ignis four-ring ceramic hob unit with oven/grill beneath plus extractor hood above, glazed splashback, ceramic splashback tiling, ceramic tiled flooring, two panelled radiators, integrated dishwasher, plumbing for automatic washing machine, integrated fridge/freezer, power points and under cupboard lighting.



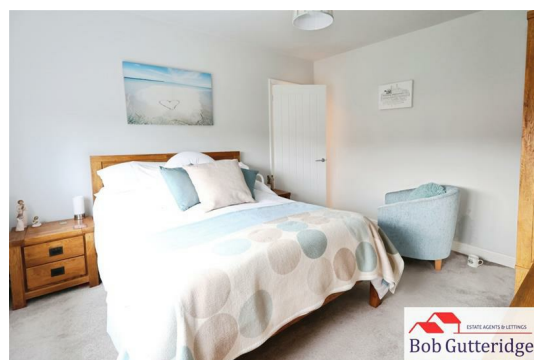
FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, coving to ceiling, pendant light fitting, smoke alarm and doors leading off to rooms including:



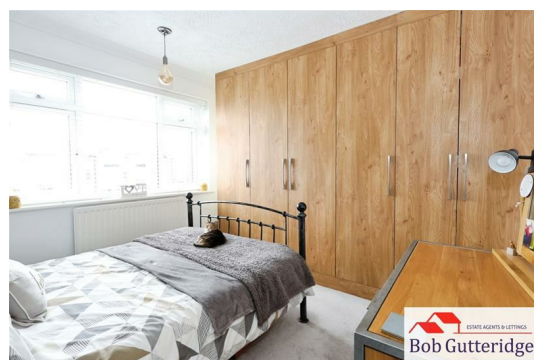
BEDROOM ONE (REAR) 3.63m x 3.25m (11'11" x 10'8")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, Sky-Q connection point (subject to usual transfer regulations) and power points.



BEDROOM TWO (FRONT) 3.33m x 2.62m to wardrobe frontage (10'11" x 8'7" to wardrobe frontage)

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



BEDROOM THREE (FRONT) 2.13m x 1.80m (7'0" x 5'11")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, panelled radiator, power points and built-in wardrobe providing additional storage.



LUXURY FIRST FLOOR SHOWER ROOM 2.11m x 1.78m (6'11" x 5'10")

With Upvc double glazed frosted window to rear, extractor fan, four LED spotlight fittings, access to loft space, marble effect aqua boarding to walls, modern vertical black towel radiator, a contemporary suite comprising dual flush WC, vanity sink unit with monobloc black mixer tap, walk-in shower enclosure with thermostatic shower plus separate hair attachment and slate effect flooring.



EXTERNALLY

FRONT GARDEN

Bounded by concrete post and timber fencing along with brick walls, a brick paved area provides off road parking for approximately three vehicles, with mature shrubs and plants to borders and access leading alongside the property to:

REAR GARDEN

An enclosed rear garden bounded by concrete post and timber fencing, featuring a timber decked and stone paved patio area providing ample seating space, railway sleepers to borders with a variety of mature shrubs and plants, lawn section, limestone chippings for ease of maintenance, and a timber garden shed providing useful external storage.



COUNCIL TAX

Band 'C' 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

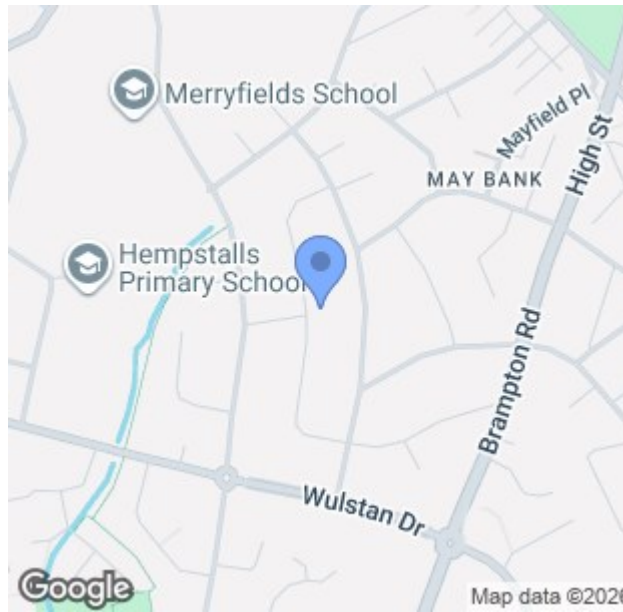
Main services of gas, electricity, water and drainage are connected.

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



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

