

## 9 Beech Grove, May Bank, Newcastle, Staffs, ST5 9NN



**Freehold £210,000**

Bob Gutteridge Estate Agents are thrilled to present this exceptional and well-appointed end townhouse, perfectly positioned in the highly sought-after May Bank area. Enjoy easy access to local shops, schools, and amenities, with excellent road links to the A34, making this an ideal home for families and professionals alike. Set in a peaceful cul-de-sac position, the property boasts a generous plot with ample off-road parking for multiple vehicles, a detached garage, and well-maintained gardens to the front, side, and rear – perfect for outdoor living and entertaining. Inside, the home has been carefully maintained and offers the modern comforts of Upvc double glazing and gas combination central heating. The ground floor features a welcoming storm porch, entrance lobby, a bright bay-fronted lounge, and a spacious fitted kitchen/dining room – ideal for family life or entertaining guests. Upstairs, you'll find three bedrooms and a stylish first-floor family bathroom, providing comfortable living space for the whole household. This fantastic home, in a convenient and highly desirable location, is ready to move into and represents an excellent opportunity for any buyer. Viewings are strongly recommended to avoid disappointment!

### **STORM PORCH**

With Upvc double-glazed front access door with inset lead pattern, double-glazed side panels with matching lead pattern, ceramic tiled flooring and an enclosed light fitting complete the porch, which leads into;

### **ENTRANCE LOBBY**

With pendant light fitting, smoke alarm, vinyl cushion flooring, a panelled radiator, wall mounted thermostat, stairs lead to the first-floor landing and a multi-glazed door provides access to;



### **BAY FRONTED LOUNGE 4.32m x 3.68m maximum (14'2" x 12'1" maximum)**

With Upvc double-glazed bay windows to the front with inset lead pattern, pendant light fitting, a feature fire surround with cast iron insert and granite hearth, TV and Virgin Media connection points (subject to usual transfer regulations), panelled radiator, oak-effect laminate flooring and double multi-glazed doors lead off to;



## FITTED KITCHEN / DINING ROOM 4.83m x 3.73m reducing to 2.49m (15'10" x 12'3" reducing to 8'2")

With Upvc frosted side access door, Upvc double glazed window to rear, Upvc patio doors to the rear, ten spotlight fittings plus downlights, double panelled radiator, a range of base and wall-mounted soft cream storage cupboards offering ample domestic cupboard and drawer space, work surfaces are granite-effect with a circular stainless steel sink unit and chrome mixer tap, built-in four-ring ceramic hob with oven beneath plus extractor hood above, plumbing for dishwasher, space for fridge/freezer, ceramic splashback tiling, oak-effect laminate flooring, power points and double doors reveal an understairs storage with ample domestic shelving and storage space.



## FIRST FLOOR LANDING

With Upvc double-glazed side window, access to the loft space, smoke alarm, pendant light fitting and doors leading off to rooms including;



**BEDROOM ONE (REAR) 3.73m x 2.51m to chimney breast (12'3" x 8'3" to chimney breast)**

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



**BEDROOM TWO (FRONT) 3.05m x 2.90m (10'0" x 9'6")**

With Upvc double-glazed window to front with inset lead pattern, pendant light fitting, double panelled radiator and power points.



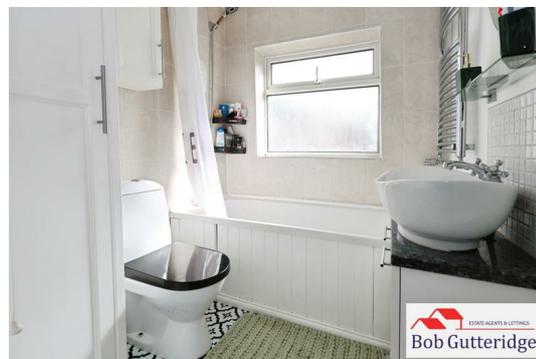
**BEDROOM THREE (FRONT) 2.06m x 2.18m reducing to 1.80m (6'9" x 7'2" reducing to 5'11")**

With Upvc double-glazed window with inset lead pattern, pendant light fitting, panelled radiator and power points.



## FIRST FLOOR BATHROOM 1.93m x 1.75m (6'4" x 5'9")

With Upvc frosted double-glazed window to rear, four spotlight fittings, ceramic wall tiling, a white suite comprising low-level dual flush WC, vanity sink unit with chrome mixer tap, panel bath unit with chrome mixer tap, plus Triton Rapid R3 electric shower, vinyl cushion flooring, a modern chrome towel radiator and there is also a built-in boiler cupboard housing the Worcester gas combination boiler for domestic hot water and central heating systems.



## EXTERNALLY

### FORE GARDEN

With garden block walls to borders, a double brick paved driveway provides off road parking to the front of the property and a composite gate leads off to;



**SIDE GARDEN**

With a brick paved area allowing for further off road parking with a carport, railway sleepers to borders tier up to a lawn section with a paved patio area to the rear of the garden which provides ample domestic patio and sitting space. Access leads off to;



## REAR GARDEN

Bounded by concrete post and timber fencing, a brick paved and paved area provides ample domestic patio and sitting space, access to a brick store providing external storage space and access leads off to;



## DETACHED BRICK GARAGE 5.54m x 3.45m (18'2" x 11'4")

With two glazed windows to the side, a panelled side access door, an up-and-over garage door, electricity consumer unit, power points and provides ample domestic 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

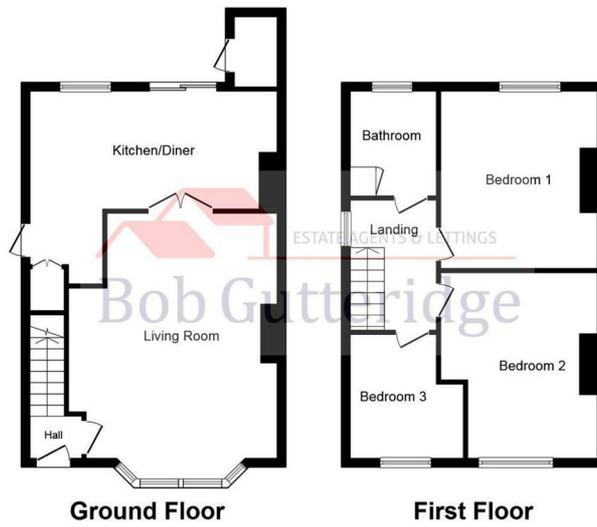
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## 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.



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

