

12 Dorridge Grove, May Bank, Newcastle, Staffs, ST5 0HX



Freehold £190,000

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious semi detached home situated at the head of a cul de sac in May Bank. This home is well placed for access to Wolstanton Retail Park as well as being near to shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, utility room/downstairs WC, through lounge/diner, fitted kitchen and to the first floor are three generous bedrooms along with a first floor family bathroom. Externally the property is set on a generous plot with ample parking to the front for several vehicles and to the rear and enclosed garden can be found.

STORM PORCH

With Upvc double glazed French doors to front, pendant light fitting, tile effect flooring and Upvc double glazed front access door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With artex to ceiling, pendant light fitting, dado rail, panelled radiator, door to under stairs store, stairs to first floor landing and access off to;



DOWNSTAIRS WC/UTILITY ROOM 2.29m x 1.80m (7'6" x 5'11")

With frosted glazed window to front, Upvc double glazed frosted window to side, pendant light fitting, electricity consumer unit, Worcester combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer, vinyl cushion flooring, ceramic splashback tiling, a white low level WC, wall mounted sink unit and vinyl cushion flooring.



THROUGH LOUNGE/ DINER 6.25m x 3.25m (20'6" x 10'8")

With Upvc double glazed window to front, Upvc double glazed patio doors to rear, two pendant light fittings, coving, two wall light fittings, dado rail, Sky+ connection point (Subject to usual transfer regulations), two panelled radiators and power points



FITTED KITCHEN 3.45m x 2.36m (11'4" x 7'9")

With Upvc double glazed window to rear, Upvc double glazed rear access door, four lamp light fitting, coving, a range of base and wall mounted grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring electric hob unit with oven beneath plus extractor hood above, built in stainless steel sink unit with mixer tap above, space for slimline dishwasher, space for fridge/freezer. panelled radiator, vinyl cushion flooring and power points.



FIRST FLOOR LANDING

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



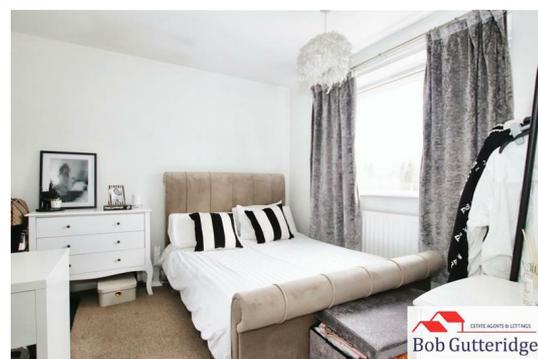
BEDROOM ONE (FRONT) 3.25m x 3.10m (10'8" x 10'2")

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



BEDROOM TWO (REAR) 3.25m x 3.07m (10'8" x 10'1")

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



BEDROOM THREE (FRONT) 3.43m x 1.78m (11'3" x 5'10")

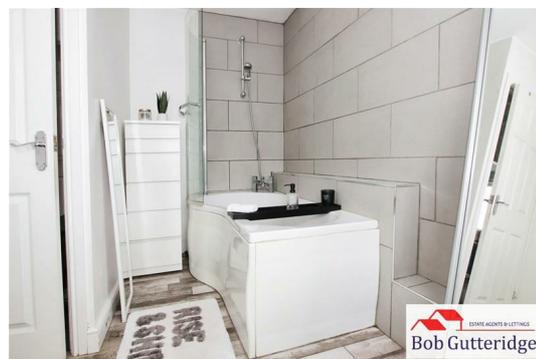
With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM 2.39m reducing to 1.52m x 3.43m

reducing to 2.01m (7'10" reducing to 5'0" x 11'3" reducing to 6'7")

With Upvc double glazed frosted window to side, three spotlight fittings, a white suite comprising of low level WC, pedestal sink unit with mixer tap above, "P" shaped bath/shower unit with glazed shower screen plus mixer tap, ceramic wall tiling, ceramic tiled flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing, tarmac driveway provides ample off road parking for several vehicles, access to a detached sectional garage and access to;

REAR GARDEN

Bounded by concrete post and timber fencing along with mature conifers, paved/gravelled area provides patio and sitting space, garden timber shed and steps lead up to a lawn section with mature shrubs to borders.



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

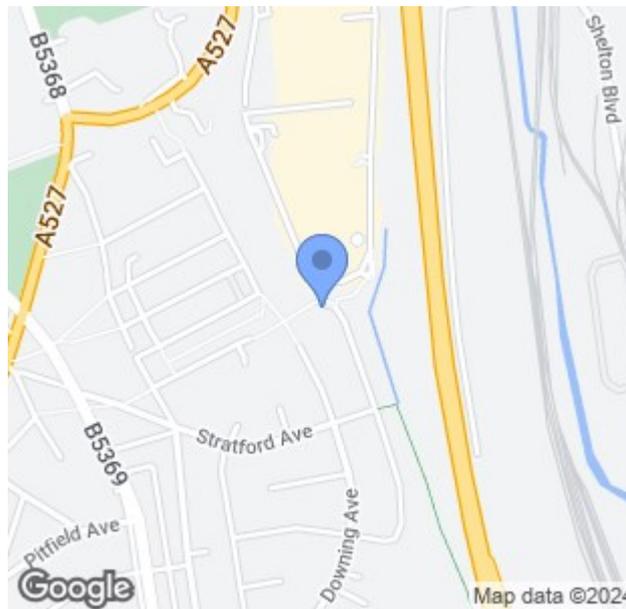
Main services of gas, electricity, water and drainage are connected.

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. Powered by PropertyBox



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

