

56 Highfield Avenue, May Bank, Newcastle-Under-Lyme, Staffordshire, ST5 0JQ



Freehold £149,950

Bob Gutteridge Estate Agents are pleased to bring to market this traditional mid-townhouse in this ever popular May Bank location, which provides ease of access to local shops, schools and amenities and good road links to the A500 and A34. As you would expect, the property benefits from the modern-day comforts of double glazing and gas combi central heating and in short comprises entrance hallway, bay-fronted lounge, fitted kitchen, conservatory, ground floor W/C, ground floor bathroom and to the first floor are three generous bedrooms. The agents can also confirm that this property is being sold with the added benefit of no vendor chain. Viewing Recommended.

ENTRANCE HALLWAY 1.27m x 1.04m (4'2" x 3'5")

With timber glazed frosted front access door, pendant light fitting, double panelled radiator, Honeywell thermostat, built-in meter cupboard housing electricity meters, stairs to first floor and door leading off to;



LOUNGE 3.78m x 4.70m maximum (12'5" x 15'5" maximum)

With timber double glazed bay window to front, five lamp light fitting with decorative ceiling rose, fire alarm, double panelled radiator, feature hearth with pebble effect electric fire, BT Openreach connection point subject to usual transfer regulations, TV aerial connection point, telephone line connection point, decorative picture rail, power points and door leading off to;



FITTED KITCHEN 2.39m x 3.23m (7'10" x 10'7")

With double glazed window to rear, timber glazed frosted access door, fluorescent tube light fitting, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample cupboard and drawer space, round-edge worktop, built-in Lamona electric oven with four-ring hob and extractor hood above, built-in stainless steel sink unit with mixer tap above, space for fridge/freezer, space for automatic washing machine, wood effect vinyl cushion flooring, white ceramic splashback tiling, access to understairs storage cupboard housing gas meter with a timber glazed frosted window to side, access to built-in storage cupboard with pendant light fitting and power points and door leading off to;



GROUND FLOOR WC 1.35m x 0.84m (4'5" x 2'9")

With double glazed frosted window to rear, enclosed light fitting, low-level WC and wood effect vinyl cushion flooring.



GROUND FLOOR BATHROOM 2.31m x 1.30m (7'7" x 4'3")

With Upvc double glazed frosted window to rear, enclosed light fitting, single panelled radiator, a white suite comprising pedestal sink unit with taps above and panelled bath unit with mixer tap and separate hair attachment above, wood effect vinyl cushion flooring, white ceramic splashback tiling and access to built-in storage cupboard providing ample domestic storage space.



HALF-BRICK AND UPVC CONSERVATORY 3.07m x 1.70m (10'1" x 5'7")

With Upvc double glazed frosted side access door, Upvc double glazed windows to side and rear aspects, ceramic tiled flooring and power points.



FIRST FLOOR LANDING 3.02m x 2.84m maximum (9'11" x 9'4" maximum)

With two pendant light fittings, smoke alarm, loft access and doors leading off to;



BEDROOM ONE (FRONT) 4.80m x 3.30m maximum (15'9" x 10'10" maximum)

With timber double glazed windows to front, three-lamp light fitting, single panelled radiator, Virgin Media connection points subject to usual transfer regulations, feature fireplace, decorative picture rail and power points.



BEDROOM TWO (REAR) 4.06m x 2.79m (13'4" x 9'2")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, feature fireplace, decorative picture rail and power points.



BEDROOM THREE (REAR) 2.82m x 2.39m (9'3" x 7'10")

With double glazed window to rear, pendant light fitting, single panelled radiator, power points and a built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems.



EXTERNALLY

FORE GARDEN

Bounded by mature border hedges with concrete and stone flag paving and a shared access alleyway providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete posts, timber fencing and garden block walls, with stone flag paving and patio area providing ample domestic patio and sitting space, mature border hedges, outdoor tap and a timber front access gate.



COUNCIL TAX

Band 'A' 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

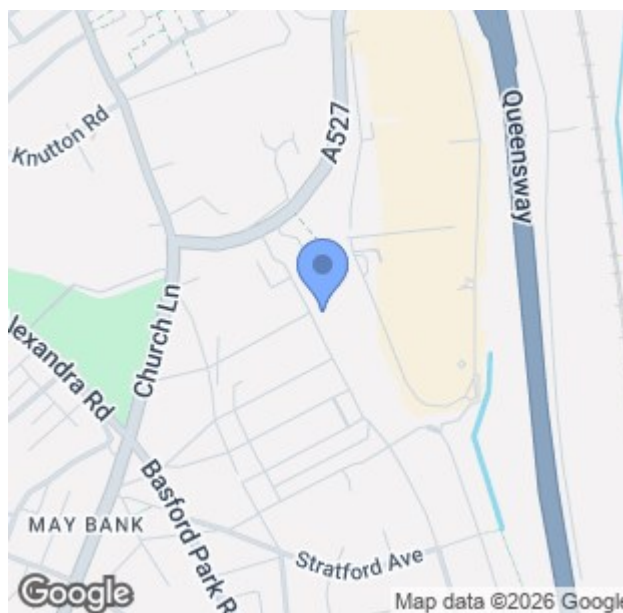
Main services of gas, electricity, water and drainage are connected.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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

