

## 4 Dorridge Grove, May Bank, Newcastle, Staffordshire, ST5 0HX



**Freehold Offers in the region of £215,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi detached home situated in a pleasant cul de sac position in this May Bank location which provides ease of access to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs shower room, lounge, dining room, fitted kitchen, conservatory and to the first floor are three generous bedrooms along with a four piece bathroom. Externally the property offers gardens to front and rear along with off road parking and an attached double length garage. Viewing Advised ! We Can Also Confirm That This Home Is Being Sold With The Added Benefit Of NO VENDOR CHAIN !

### STORM PORCH

With Upvc double glazed sliding patio door to front, beechwood effect laminate flooring, enclosed light fitting and multi-glazed door provides access off to;

### ENTRANCE HALL

With artex to ceiling and walls, coving, three lamp light fitting, smoke alarm, panelled radiator, power points, beechwood effect laminate flooring, BT telephone point (Subject to usual transfer regulations), stairs to first floor landing, door to under stairs store and access off to;



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## LOUNGE 3.56m x 3.28m (11'8" x 10'9")

With Upvc double glazed bow window to front, coving to ceiling, decorative ceiling rose, pendant light fitting, feature fireplace with marble hearth plus inset and modern coal effect electric fire, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), double panelled radiator, power points and double sliding doors provide access off to;



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## DINING ROOM 3.28m x 2.57m (10'9" x 8'5")

With Upvc double glazed sliding patio door to rear, coving to ceiling, decorative ceiling rose, pendant light fitting, double panelled radiator and power points.



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## GROUND FLOOR SHOWER ROOM 2.21m x 1.73m (7'3" x 5'8")

With frosted glazed window to front and side aspects, two pendant light fittings, aqua boarding and ceramic wall tiling, vinyl cushion flooring, a suite comprising of low level w.c., corner vanity sink unit, built in bath/shower unit, panelled radiator and mains stop water tap.



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## FITTED KITCHEN 3.40m x 2.39m (11'2" x 7'10")

With Upvc double glazed window to rear, multi-glazed rear access door, fluorescent tube light fitting, artex to ceiling, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four ring gas hob unit with oven beneath plus extractor hood above, built in stainless steel sink unit with chrome mixer tap above, integrated Bosch dishwasher, integrated fridge/freezer, power points, fully tiled in wall ceramics, vinyl cushion flooring and access off to;



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## **CONSERVATORY 6.32m x 2.46m (20'9" x 8'1")**

With Upvc double glazed windows to rear, Upvc double glazed side access door, vinyl cushion flooring, double panelled radiator, double wall light fitting and power points.



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## **FIRST FLOOR LANDING**

With Upvc double glazed window to side, artex to walls and ceiling, coving, pendant light fitting, smoke alarm, panelled radiator, two power points and doors to rooms including;



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## **BOILER CUPBOARD 1.52m x 1.68m (5'0" x 5'6")**

With Ideal Icos boiler providing the domestic hot water and central heating systems, pendant light fitting, copper hot water cylinder and ample domestic drying space and storage space etc..

## **BEDROOM ONE (FRONT) 3.15m x 3.28m (10'4" x 10'9")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, BT telephone extension, power points and wardrobes providing ample domestic hanging space and storage space etc..



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## **BEDROOM TWO (REAR) 3.28m x 3.05m (10'9" x 10'0")**

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



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## **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.



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## **FOUR PIECE FIRST FLOOR BATHROOM 2.39m x 1.65m + door recess (7'10" x 5'5" + door recess)**

With Upvc double glazed frosted window to side, pendant light fitting, a white suite comprising of low level w.c., pedestal sink unit with taps above, corner glazed shower cubicle with electric shower, fully tiled in high glazed wall ceramics with decorative border tile, vinyl cushion flooring and modern chrome towel radiator.



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## **EXTERNALLY**

### **FORE GARDEN**

Bounded by concrete post and timber fencing with double metal gates providing vehicular access to the front of the property, double tarmac driveway provides off road parking and paved and gravelled areas provide ease of maintenance.



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## REAR GARDEN

Bounded by concrete post and timber fencing, a tiered garden with garden block retaining walls, paved areas providing patio and sitting space, mature shrubs and plants plus a garden timber shed.



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## ATTACHED DOUBLE LENGTH GARAGE 7.77m x 3.35m maximum (25'6" x 11'0" maximum )

With electric up and over door, Upvc double glazed window to rear, panelled rear access door, gas meter, electricity meter, fluorescent tube light fitting, power points and ample external storage space.



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## 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

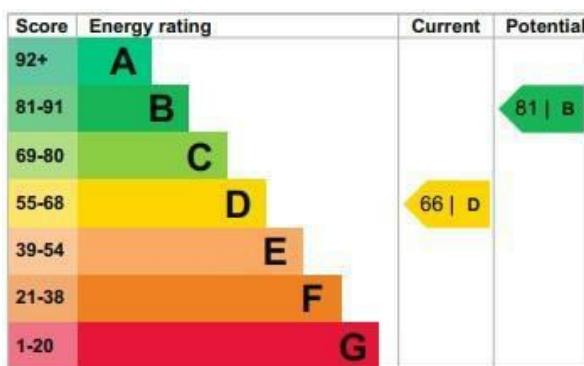
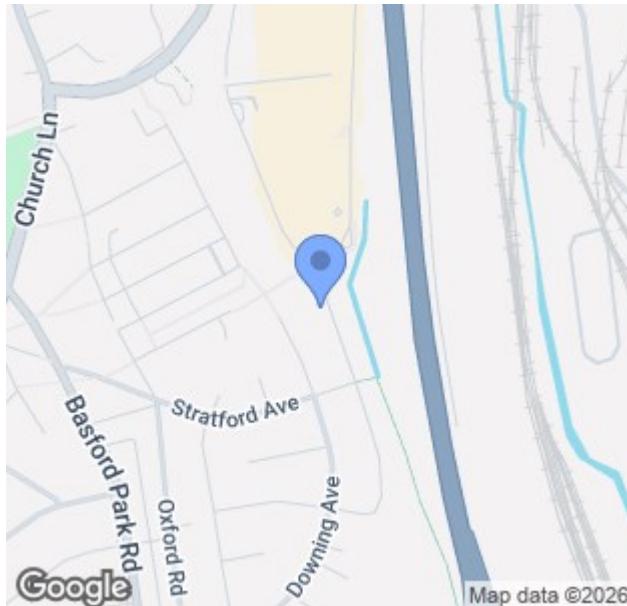
Main services of gas, electricity, water and drainage are connected.

## VIEWING

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



This 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.co.uk



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

