

29 Sparch Hollow, May Bank, Newcastle, Staffs, ST5 9PA



Freehold £274,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and well maintained semi-detached home situated on a generous plot within the ever popular and leafy May Bank location, conveniently positioned for local shops, schools and amenities, whilst also being within easy reach of the popular May Bank Marsh. This is a rare opportunity to acquire a property which has served the current owners superbly for in excess of 40 years. As you would expect, the home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, downstairs WC, through lounge/diner, fitted kitchen and utility room. To the first floor are three bedrooms along with a modern fitted shower room. Externally, the property occupies a desirable plot with a generous low maintenance fore garden together with a beautifully landscaped rear garden. The property also benefits from off road parking and an attached brick garage.

Viewing of this desirable home is considered essential ! The agents can also confirm that the property is being sold with the added benefit of No Vendor Chain !

ENTRANCE HALL

With Upvc double glazed frosted front access door and matching frosted glazed panels to sides, smoke alarm, three lamp light fitting, coving to ceiling, panelled radiator, tile effect vinyl flooring, BT telephone point (subject to usual transfer regulations), stairs to first floor landing and bi-fold door revealing built in cloaks cupboard providing ample domestic hanging space. Doors lead off to rooms including;



DOWNSTAIRS WC 1.63m x 0.97m (5'4" x 3'2")

With frosted glazed window to side, two spotlight fittings, access to service hatch and a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, tile effect vinyl cushion flooring and ceramic splashback tiling.



THROUGH LOUNGE / DINING ROOM 7.65m x 3.35m (25'1" x 11'0")

With Upvc double glazed bay window to front, Upvc double glazed sliding patio door to rear, coving to ceiling, four double brass and glass wall light fittings, feature stone fireplace with built in modern pebble effect electric fire, TV aerial connection point, two double panelled radiators and power points.



FITTED KITCHEN 3.63m x 2.49m (11'11" x 8'2")

With two Upvc double glazed windows to rear, heat detector, four lamp light fitting and a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces incorporating built in bowl and a half stainless steel sink unit with chrome mixer tap above, integrated four ring Diplomat gas hob unit with Diplomat oven beneath plus extractor hood above, integrated Hotpoint dishwasher, integrated under counter fridge, double panelled radiator, tile effect vinyl cushion flooring and power points. Door to built in boiler cupboard housing the gas combination boiler providing the domestic hot water and central heating systems, part panel and part frosted glazed door provides access off to;



REAR LOBBY AREA

With Upvc double glazed front and rear access doors, two enclosed light fittings, shelving and storage space. Door provides access off to;



UTILITY ROOM 2.87m x 2.16m + recess (9'5" x 7'1" + recess)

With Upvc double glazed frosted window to rear, pine boarding to ceiling, service hatch, enclosed light fitting, base mounted storage cupboards, round edge work surface incorporating built in stainless steel sink unit with taps above, plumbing for automatic washing machine, space for fridge/freezer, power points and built in storage cupboards providing ample domestic shelving and storage space



FIRT FLOOR LANDING

With Upvc double glazed frosted window to side, three lamp light fitting, smoke alarm, access to loft space and doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.89m into bay x 3.38m (12'9" into bay x 11'1")

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



BEDROOM TWO (REAR) 3.91m x 3.12m maximum (12'10" x 10'3" maximum)

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



BEDROOM THREE (FRONT) 2.03m x 1.73m (6'8" x 5'8")

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



FIRST FLOOR SHOWER ROOM 2.29m reducing to 1.98m x 2.06m (7'6" reducing to 6'6" x 6'9")

With Upvc double glazed frosted window to rear, four spotlight fittings, modern wall ceramics and a modern white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic direct flow shower plus separate hair attachment and Aqua boarding, vinyl cushion flooring, extractor fan and electric shaver socket.



EXTERNALLY

FORE GARDEN

Bounded by garden stone and block walls with double metal gates providing vehicular access to the side of the property where a cobbled driveway provides off road parking. Further wrought iron gate provides pedestrian access with cobbled pathways to limestone chipping areas providing ease of maintenance with mature and established shrubs and plants to borders.



ENCLOSED REAR GARDEN

Bounded by garden brick walls along with timber post and timber fencing. An expansive Indian stone paved area provides ample patio and sitting space alongside a lawn section with a wealth of mature shrubs and plants to borders, trellis works, external power points and external cold water supply.



ATTACHED BRICK GARAGE 4.90m reducing to 4.17m x 3.30m (16'1" reducing to 13'8" x 10'10")

With up and over door, fluorescent tube light fittings, power points and ample domestic storage space.

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

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

