

## 3 Cromer Street, May Bank, Newcastle, Staffs, ST5 0JN



**Freehold £129,950**

**Bob Gutteridge Estate Agents** are delighted to bring to the market this desirable and spacious terraced home situated in this ever popular and convenient May Bank location which is a short stroll from the Marsh & High Street. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, sitting room, fitted kitchen, ground floor shower room with a separate WC and to the first floor are three generous sized bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN** ! Viewing Advised !

## ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, textured ceiling, panelled radiator, three-lamp light fitting and a multi-glazed door leading off to;



## INNER PASSAGE

With stairs to the first-floor landing, BT telephone extension point (Subject to usual transfer regulations), and doors leading off to rooms including;

### LOUNGE 3.91m x 3.33m (12'10" x 10'11")

With Upvc double-glazed window to the front with inset lead pattern, textured ceiling with coving, pendant light fitting, two wall light fittings, double panelled radiator, built-in meter cupboard, brick feature fireplace and power points.



## SITTING ROOM 3.89m x 3.30m (12'9" x 10'10")

With Upvc double glazed window to the rear, coving to ceiling, decorative ceiling rose, pendant light fitting, feature brick fireplace, panelled radiator, power points and access leading to;



## FITTED KITCHEN 3.33m x 2.62m (10'11" x 8'7")

With Upvc double glazed window to the side, fluorescent tube light fitting, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge marble-effect work surfaces, built-in one and a half bowl stainless steel sink unit with chrome mixer tap above, space for freestanding electric cooker, plumbing for automatic washing machine, space for dishwasher, space for fridge/freezer, laminate flooring, power points and a built-in boiler cupboard housing a Logic Heat 2 combination boiler providing the domestic hot water and central heating systems. A bi-fold door reveals an under-stairs storage cupboard with original stillage and providing ample domestic storage space.



## REAR LOBBY AREA

With Upvc double glazed frosted side access door, three-lamp light fitting, panelled radiator, tile-effect flooring, coat hooks and a door leading off to;

## GROUND FLOOR WC 1.91m x 0.69m (6'3" x 2'3")

With Upvc double glazed frosted window to the rear, enclosed light fitting, built-in dual-flush WC, panelled radiator, tile-effect flooring and fully tiled in travertine-effect ceramic tiles.



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## GROUND FLOOR SHOWER ROOM 3.07m x 1.50m (10'1" x 4'11" )

With Upvc double glazed frosted window to the side, six spotlight fittings including extractor light fitting, panelled radiator, a built-in suite comprising a vanity sink unit with taps above, corner glazed shower cubicle with thermostatic direct-flow shower, aqua-boarded walls and tile-effect flooring.



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## FIRST FLOOR LANDING

With textured ceiling, double wall light fitting, access to loft space, three-lamp light fitting, double doors revealing a built-in wardrobe providing ample storage space and doors leading off to rooms including;



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## **BEDROOM ONE (FRONT) 4.42m x 3.91m (14'6" x 12'10")**

With two Upvc double glazed windows to the front with inset lead pattern, textured ceiling with decorative ceiling rose, three-lamp light fitting with fan assist, double panelled radiator, two wall light fittings, power points and fitted wardrobes providing ample hanging and storage space.



## **BEDROOM TWO (REAR) 3.94m x 2.64m (12'11" x 8'8")**

With Upvc double glazed window to the rear, pendant light fitting, decorative ceiling rose, textured ceiling, wall light fitting, panelled radiator and power points.



## **BEDROOM THREE / WC 3.33m x 2.62m (10'11" x 8'7")**

With Upvc double glazed window to rear, pendant light fitting, textured ceiling, wall light fitting, double panelled radiator and power point.



## **EXTERNALLY**

## ENCLOSED REAR YARD

Bounded by garden brick walls, a timber gate provides pedestrian access to the rear of the property and paved pathways provide ease of maintenance.



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## 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

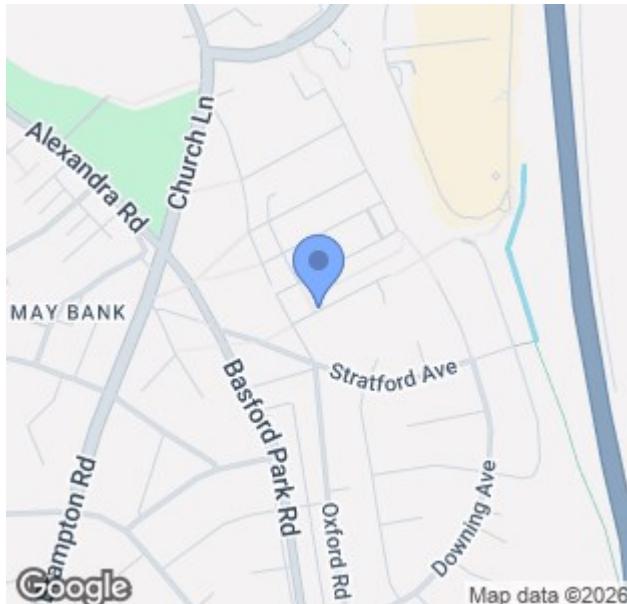
Main services of gas, electricity, water and drainage are connected.

## 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.co



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 |

