

44 Cromer Street, May Bank, Newcastle, Staffs, ST5 0JN



Freehold Offers in excess of £125,000

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious Victorian terraced home, situated in this pleasant cul-de-sac location in May Bank. The property provides ease of access to May Bank Marsh, whilst also being conveniently positioned for local shops, schools and amenities. As you would expect, this attractive home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating. In brief, the accommodation comprises entrance hall, sitting room, separate lounge, fitted kitchen and ground-floor bathroom. To the first floor are two generous double bedrooms. Externally, the property enjoys an enclosed rear yard, together with a brick-built garden store providing useful additional storage.

Offering spacious accommodation in a pleasant and convenient Maybank location, this traditional Victorian home is sure to appeal to a variety of purchasers.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN!

ENTRANCE HALL

With Upvc double-glazed frosted front access door with frosted double-glazed skylight above, original cornice to ceiling, four-lamp light fitting, panelled radiator, oak-effect laminate flooring, wall-mounted thermostat, stairs to first-floor landing, and door provides access off to:



SITTING ROOM 3.35m x 2.87m (11'0" x 9'5")

With Upvc double-glazed window to front, original cornice to ceiling, three-lamp light fitting, BT Openreach internet connection point subject to usual terms and conditions, built-in gas and electricity meter cupboards, double panelled radiator, oak-effect laminate flooring, and power points.



LOUNGE 3.86m x 2.87m (12'8" x 9'5")

With Upvc double-glazed window to rear, coving to ceiling, three-lamp light fitting, double panelled radiator, BT telephone point subject to usual terms and conditions, oak-effect laminate flooring, feature fire surround with built-in limestone coal-effect gas fire, power points, and door to understairs storage cupboard providing ample domestic shelving and storage space. Door leads off to:



FITTED KITCHEN 2.82m x 2.29m (9'3" x 7'6")

With Upvc double-glazed window to side, four-lamp light fitting, a range of base and wall-mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, laminate work surface with built-in stainless steel sink unit and mixer tap above, space for freestanding electric cooker, plumbing for automatic washing machine, space for freestanding freezer, oak-effect laminate flooring, power points, and access to:



REAR LOBBY AREA

With Upvc double-glazed frosted side access door, pendant light fitting, access to service hatch, ceramic half-wall tiling, oak-effect laminate flooring, and door to a built-in boiler cupboard housing a Glow-worm Betacom 24 gas combination boiler providing domestic hot water and central heating, together with plumbing for automatic washing machine and power point.

GROUND FLOOR BATHROOM 2.21m x 1.88m (7'3" x 6'2")

With Upvc double-glazed frosted window to side, enclosed light fitting, extractor fan, a white suite comprising low-level WC, pedestal sink unit, and panelled bath with Triton T80SI electric shower above, fully tiled high-gloss white ceramic wall tiling, vinyl cushion flooring, and panelled radiator.



FIRST FLOOR LANDING

With double wall light fitting, smoke alarm, and doors lead off to rooms including:



BEDROOM ONE (FRONT) 3.86m x 3.40m (12'8" x 11'2")

With Upvc double-glazed window to front, coving to ceiling, pendant light fitting, double panelled radiator, power points, and recessed area providing shelving and storage space.



BEDROOM TWO (REAR) 3.86m x 3.51m plus recess (12'8" x 11'6" plus recess)

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



EXTERNALLY



ENCLOSED REAR YARD

Bounded by garden brick walls, with paved pathways, a paved area providing patio and seating space, and a gravelled area providing ease of maintenance. Access to an external brick store providing external storage space.



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



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

