

4 Taylor Street, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 9NB



Freehold Offers in excess of £124,950

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented Victorian end-terraced home situated in this ever popular May Bank location which provides ease of access to the High Street where local shops, schools and amenities can all be located as well as providing good road links to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of sitting room, lounge, modern fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. Viewing Essential !

LOUNGE 3.38m maximum x 3.43m (11'1" maximum x 11'3")

With Upvc composite double glazed front access door, double glazed window to front, pendant light fitting, single panelled radiator, wood laminate flooring, decorative dado rail, feature open fireplace, built-in meter cupboards housing gas and electric meters, power points and Virgin Media connection point (subject to usual transfer regulations).



SITTING ROOM 3.40m maximum x 3.53m (11'2" maximum x 11'7")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, wood laminate flooring, power point, feature fitted fire with wood surround and stone insert, coving to ceiling, stairs to the first floor and door leading off to;



FITTED KITCHEN 3.00m x 2.01m (9'10" x 6'7")

With Upvc double glazed window to side, enclosed light fitting, loft access, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop with built-in stainless steel sink unit, built-in electric fan oven with four ring gas hob and extractor hood above, space for fridge/freezer, space for automatic dishwasher, space for automatic washing machine, white ceramic splashback tiling, power points and door leading off to;



REAR LOBBY 1.60m x 0.89m (5'3" x 2'11")

With Upvc double glazed side access door, pendant light fitting, access to airing cupboard housing gas boiler with separate hot water cylinder providing the domestic hot water and heating systems and door leading off to;

GROUND FLOOR BATHROOM 2.06m x 1.98m (6'9" x 6'6")

With Upvc double glazed frosted window to side, enclosed light fitting, a white suite comprising low level WC, pedestal sink unit, panelled bath unit with mixer tap above and separate hair attachment, loft access, white ceramic wall tiling with decorative ceramic dado tiling and vertical chrome towel radiator.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to;

BEDROOM ONE (REAR) 3.40m maximum x 3.51m (11'2" maximum x 11'6")

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



BEDROOM TWO (FRONT) 3.40m x 3.40m (11'2" x 11'2")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, single panelled radiator, power points, TV aerial connection point and access to built-in storage cupboard providing ample domestic storage space.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick wall and timber fencing, with timber gate providing side access and stone flag patio area providing ample domestic patio and sitting 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 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

