

## 16 Mayer Avenue, Newcastle, Staffs, ST5 9EE



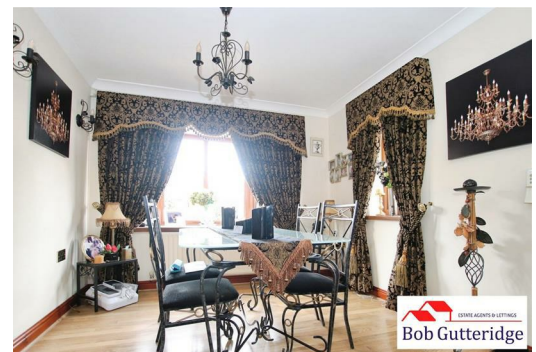
**Freehold Offers in excess of £275,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this modern day detached home situated in a pleasant cul-de-sac position in Newcastle which provides ease of access to the town centre where local shops, schools and amenities can all be located along with providing ease of access to the A34. As you would expect this home offers the modern-day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of dining room, modern fitted kitchen with built in appliances, full width lounge, half brick Upvc double glazed conservatory, downstairs WC and to the first floor are three bedrooms along with a first floor family bathroom and en-suite shower room. Externally this property is set on a generous plot with gardens to both front, side and rear along with off road parking and a detached brick garage. Viewing of this beautifully presented home is considered a must!

### **DINING ROOM 5.00m x 2.92m (16'5" x 9'7")**

With part panelled/part frosted side access door with inset lead pattern and stained glass, Upvc double glazed bay window to front with inset lead pattern, Upvc double glazed window to side with inset lead pattern, coving to ceiling, pendant light fitting, battery/mains smoke alarm, oak effect laminate flooring, panelled radiator, BT telephone point (subject to usual transfer regulations), two wall light fittings, power points, stairs to first floor landing and doors lead off to rooms including;



### **DOWNSTAIRS WC 1.73m x 0.89m (5'8" x 2'11")**

With Upvc double glazed frosted window to side with inset lead pattern, access to service-hatch, electricity consumer unit, pendant light fitting, a white suite comprising low level WC, wall mounted sink unit with taps above, oak effect laminate flooring, panelled radiator and a Worcester combination boiler providing domestic hot water and central heating systems.



**FITTED KITCHEN 2.72m plus recess x 2.69m (8'11" plus recess x 8'10")**

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, a range of base and wall mounted shaker cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect with built in resin sink unit with chrome mixer tap above, integrated washing machine, integrated fridge and integrated freezer, ceramic tiled flooring, glazed splashback, built in Neff four ring induction hob unit with Neff oven beneath and extractor hood above, under-cupboard lighting, built in Neff microwave, power points, part panelled/part glazed side access door with inset lead pattern and stained glass, panelled radiator and door to under stairs storage cupboard providing ample domestic shelving and storage space.



**FULL WIDTH LOUNGE 5.74m x 3.43m (18'10" x 11'3")**

With aluminium double glazed sliding patio door to rear, coving to ceiling, two pendant light fittings, feature fireplace with built in log effect electric fire, TV aerial connection point, Sky Plus connection point (subject to usual transfer regulations), oak effect laminate flooring, two double wall light fittings, power points and access off to;





**CONSERVATORY 4.01m x 3.94m (13'2" x 12'11")**

With Upvc double glazed panels to sides and rear aspect with inset lead pattern, Upvc double glazed patio door to side with inset lead pattern, three lamp light fitting with fan assist, double panelled radiator and power points.



**FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side with inset lead pattern, access to loft space, battery/mains smoke alarm, pendant light fitting, panelled radiator and door reveals built in airing cupboard providing ample domestic shelving and storage space and door leads off to;



**BEDROOM ONE (FRONT) 3.35m x 2.77m (11'0" x 9'1")**

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power points, built in double wardrobes providing ample domestic hanging and storage space with matching dressing table and door leads off to;



**EN-SUITE 2.31m x 1.83m (7'7" x 6'0")**

With Upvc double glazed window to front and side aspects with inset lead pattern, enclosed light fitting, extractor fan, panelled radiator, a white suite comprising low level WC, pedestal sink unit and corner glazed shower cubicle with Triton T70si electric shower, panelled radiator and wall mounted electric shaver socket.



**BEDROOM TWO 3.02m x 2.49m (9'11" x 8'2")**

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



**BEDROOM THREE 2.67m x 2.49m plus wardrobe recess (8'9" x 8'2" plus wardrobe recess )**

With Upvc double glazed window to rear and side aspects with inset lead pattern, pendant light fitting, panelled radiator and power points.



**MASTER BATHROOM 2.36m x 1.98m (7'9" x 6'6")**

With Upvc double glazed frosted window to side with inset lead pattern, enclosed light fitting, extractor fan, electric shaver socket, ceramic half wall tiling with decorative border tile, a white suite comprising low level WC, pedestal sink unit and panelled bath unit with taps above.





**EXTERNALLY**

**FORE GARDEN**

Bounded by concrete post and timber fencing with full pathway providing ease of maintenance with mature shrubs and plants to borders, access which leads along to;



**SIDE GARDEN**

With mature shrubs and plants to borders, cobbled border, a tarmac driveway provides off road parking for three or so vehicles along with access around both sides of the property;





**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing along with trellis post and timber fencing along with trellis works with paved area providing ample domestic patio and sitting space, limestone chipping providing ease of maintenance, shrubs and plants to borders, external water supply and external lighting.



**DETACHED BRICK GARAGE 5.21m x 3.81m (17'1" x 12'6")**

With Upvc double glazed frosted window to side with inset lead pattern, metal up-and-over door, florescent tube light fitting, power supply connected with power points and ample domestic external 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.

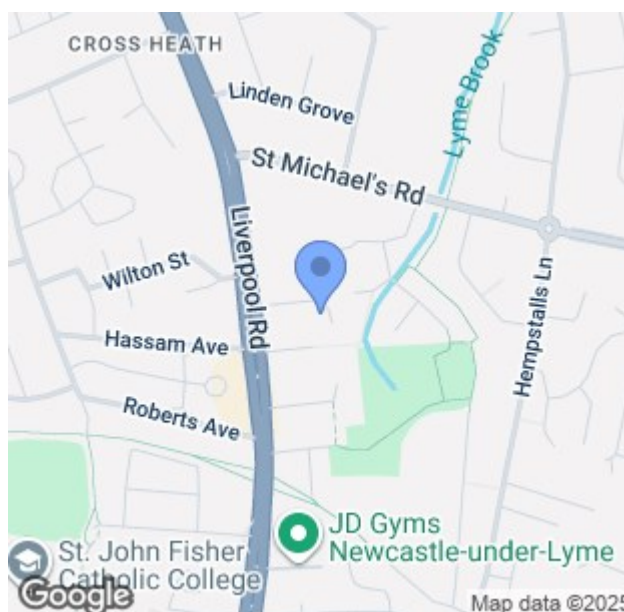
## **SERVICES**

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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

