

12 Clifton Street, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0JL



Freehold Offers in excess of £140,000

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented and up-to-date Victorian terraced home, situated in this ever-popular and convenient May Bank location. The property is just a short stroll from May Bank Marsh and the High Street, where a variety of local shops, schools and amenities can be found, whilst also offering good road links to the A500. This desirable home has been thoughtfully modernised and updated over recent years, with the end result being a beautifully presented property which combines traditional character with modern-day living. As you would expect, the property also benefits from the modern-day comforts of Upvc double glazing, together with gas combination central heating. In brief, the accommodation comprises dining room, lounge with focal log burner, beautiful modern fitted kitchen and luxury ground floor shower room. To the first floor are two generous double bedrooms. Externally, the property offers an enclosed rear yard, together with a timber-built garden store, providing useful additional storage and an ideal space for those requiring somewhere for hobbies or woodwork.

Offering stylish accommodation, traditional character and a highly convenient location, this beautifully presented home is sure to attract considerable interest.

This delightful property should be viewed at potential purchasers' earliest convenience to avoid disappointment!

DINING ROOM 3.61m x 3.38m (11'10" x 11'1")

With Upvc composite double glazed front access door, Upvc double glazed window to front, four lamp light fitting, double panelled radiator, built-in meter cupboard housing gas and electricity meters, power points, wood effect laminate flooring, access to understairs storage cupboard with two spotlight fittings and power points, and door leading off to;



LOUNGE 3.84m x 3.38m (12'7" x 11'1")

With Upvc double glazed window to rear, five lamp light fitting, double panelled radiator, log burner, wood effect laminate flooring, TV aerial connection point, power points, wall-mounted thermostat and door leading off to;



FITTED KITCHEN 3.53m x 1.96m (11'7" x 6'5")

With Upvc double glazed window to side, 8 spotlight fittings, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, square-edged worktop, built-in stainless steel sink unit with mixer tap above, built-in oven with 4-ring induction hob and extractor hood above, integrated fridge/freezer, integrated washing machine, integrated dishwasher, built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems, power points, ceramic splashback tiling, ceramic tiled flooring and door leading off to;



GROUND FLOOR SHOWER ROOM 1.91m x 2.59m (6'3" x 8'6")

With Upvc double glazed frosted window to side, vertical towel radiator, 4 spotlight fittings, extractor fan, a white suite comprising low-level dual flush WC, vanity sink unit with mixer tap above, glazed walk-in shower unit with thermostatic direct-flow electric shower, dual-voltage shaver point, ceramic splashback tiling and ceramic floor tiling.



FIRST FLOOR LANDING

With two spotlight fittings, loft access and doors leading off to;

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

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



BEDROOM TWO (FRONT) 3.63m x 3.40m (11'11" x 11'2")

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



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with stone chippings and access off to;



TIMBER BUILT GARDEN STORE

With 3 light fittings, power points, timber rear access door and ample domestic storage/workshop 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

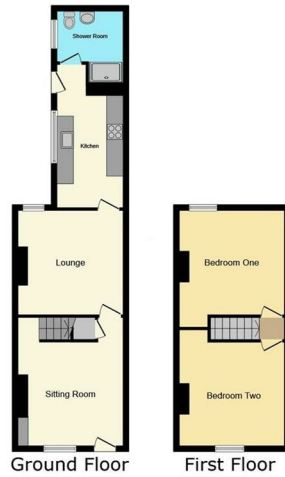
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



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

