

## 17 Maureen Grove, May Bank, Newcastle, Staffs, ST5 9NW



**Freehold £185,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious town house situated in this ever popular and convenient May Bank location, which provides ease of access to the High Street where local shops, schools and amenities can be located. As you would expect, this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance lobby, bay fronted sitting room, lounge, fitted kitchen, half brick and Upvc double glazed conservatory and a utility/boiler room. To the first floor are three generous bedrooms along with a modern first floor bathroom. Externally this home offers off road parking for two vehicles to the front, whilst to the rear an enclosed garden can be located.

Viewing Of This Home Is Considered A Must !

## ENTRANCE HALL

With composite double glazed frosted front access door incorporating inset lead pattern, pendant light fitting, panelled radiator, oak effect laminate flooring, stairs to first floor landing and door providing access off to;



## BAY FRONTED SITTING ROOM 3.84m into bay x 3.45m (12'7" into bay x 11'4")

With Upvc double glazed bay window to front elevation, coving to ceiling, double panelled radiator, two wall light fittings, TV aerial connection point, oak effect laminate flooring and power points.



### LOUNGE 3.94m x 3.20m (12'11" x 10'6")

With glazed French doors to the rear elevation, coving to ceiling, pendant light fitting, two wall light fittings, smoke alarm, double panelled radiator, oak effect laminate flooring, TV aerial connection point, built in modern electric coal effect fire set upon a tiled hearth and power points. Access leads off to;



### FITTED KITCHEN 3.73m x 1.42m (12'3" x 4'8")

With four lamp spotlight fitting, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, wood block effect work surfaces, built in four ring gas hob with oven beneath and extractor hood above, ceramic splashback tiling, built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for under counter fridge, oak effect laminate flooring and power points. Access leads off to;



## HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.20m x 1.60m (10'6" x 5'3")

With Upvc double glazed panels to two sides and rear elevations, Upvc frosted side access door, ceramic tiled flooring, double panelled radiator and door to;



## UTILITY AREA / BOILER ROOM

With enclosed light fitting, Baxi 600 gas combination boiler providing the domestic hot water and central heating systems, space for condenser dryer, space for freezer and power points.

## FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, positive airflow ventilation system, power point and doors leading off to;



### **BEDROOM ONE (REAR) 3.78m x 3.00m (12'5" x 9'10")**

With Upvc double glazed window to rear elevation, pendant light fitting, panelled radiator, Sky-Q connection point (subject to usual transfer regulations) and power points.



### **BEDROOM TWO (FRONT) 3.05m x 2.97m (10'0" x 9'9")**

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



### **BEDROOM THREE (FRONT) 2.01m x 2.01m (6'7" x 6'7")**

With Upvc double glazed window to front elevation, pendant light fitting, double panelled radiator, beechwood effect laminate flooring and power points.

### **FIRST FLOOR BATHROOM 2.26m x 1.96m (7'5" x 6'5")**

With Upvc double glazed frosted window to rear elevation, five spotlight fittings, extractor fan and a modern white suite comprising low level dual flush WC, pedestal sink unit with chrome waterfall mixer tap above and L-shaped bath/shower unit with Victorian style mixer tap and shower attachment, aqua boarding to splashback areas, ceramic tiled flooring and modern chrome towel radiator.

### **EXTERNALLY**

## **FORE GARDEN**

Bounded by concrete posts and timber fencing with paved pathways and a double tarmac driveway providing off road parking for two vehicles. Access leads alongside the property via a shared entry to;

## **ENCLOSED REAR GARDEN**

Bounded by concrete posts and timber fencing featuring an Indian stone paved patio area providing ample patio and sitting space, lawn section with mature shrubs and plants to borders, timber garden shed providing useful external storage space and a further paved patio area to the rear providing additional seating space.

## **COUNCIL TAX**

Band 'B' 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		85 B
69-80	C		
55-68	D	66 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

