

## 26 Brampton Road, May Bank, Newcastle, Staffs, ST5 0SJ



**Freehold Offers in excess of £269,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this modern day built mock tudor designed three storey semi detached home situated in this ever popular and convenient May Bank location. The property is well placed for access to local shops, schools and amenities as well as offering good road links to the A500. 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 entrance, open plan fitted kitchen / dining room, downstairs WC, full width "L" shaped lounge / diner and to the first floor are two double bedrooms along with an en-suite shower room and family bathroom. To the second floor a generous third bedroom can be located. Externally the property offers off road parking along with access to the enclosed landscaped rear garden. This Truly Wonderful Home Should Be Viewed At A Potential Purchasers Earliest Convenience !

## ENTRANCE

With composite double glazed front access door with Upvc double glazed frosted panel to side and access to;

## OPEN PLAN FITTED KITCHEN / DINING ROOM 4.75m x 3.61m (15'7" x 11'10")

With Upvc double glazed bow window to front, heat detector, nine LED spotlight fittings, electricity consumer unit, TV aerial socket, panelled radiator, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, quartz work surfaces with integrated breakfast bar, built in stainless steel sink unit with mixer tap above, integrated wine chiller, built in four ring brushed stainless steel gas hob unit with extractor hood above, built in twin Lamona fan assisted ovens, integrated fridge/freezer, kick board lighting, ceramic splashback tiling, modern wood effect flooring, spurs for appliances, power points, stairs to first floor landing and access leads off to;



## INNER HALLWAY

With two spotlight fittings, two power points, wall mounted thermostat, door to under stairs storage cupboard providing ample domestic shelf and storage space and doors to rooms including;

**DOWNSTAIRS WC 1.93m x 1.17m (6'4" x 3'10")**

With Upvc double glazed frosted window to side, two LED spotlight fittings, extractor fan, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, ceramic splashback tiling, modern chrome towel radiator, wood effect flooring.



**"L" SHAPED LOUNGE/DINING ROOM 4.24m reducing to 3.43m x 4.78m maximum (13'11" reducing to 11'3" x 15'8" maximum)**

With Upvc double glazed patio doors to rear with double glazed units to sides, nine LED spotlight fittings, two panelled radiators, two TV aerial connection points, modern wood effect flooring, wall mounted focal electric fire and power points.



**FIRST FLOOR LANDING**

With pendant light fitting, battery/mains smoke alarm, wall mounted thermostat, two power points and door leads off to rooms including;

**BEDROOM ONE (REAR) 4.75m x 3.10m (15'7" x 10'2")**

With two Upvc double glazed windows to rear, three lamp light fitting, panelled radiator, TV aerial connection point and power points. Door leads off to;



**EN-SUITE SHOWER ROOM 2.36m x 1.14m (7'9" x 3'9")**

With two spotlight fittings, extractor fan, a modern white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, walk-in shower enclosure with thermostatic direct flow shower and wet room flooring.



**BEDROOM TWO (FRONT) 4.78m x 2.87m maximum (15'8" x 9'5" maximum)**

With two Upvc double glazed windows to front, pendant light fitting, double panelled radiator, TV aerial connection point and power points.



**FIRST FLOOR FAMILY BATHROOM 2.31m x 1.73m (7'7" x 5'8")**

With Upvc double glazed frosted window to side, four LED spotlight fittings, fully tiled in modern wall ceramics with inset feature tile works, a white suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap plus thermostatic direct flow shower, ceramic tiled flooring and modern chrome towel radiator.



**SECOND FLOOR LANDING**

With battery/mains smoke alarm, pendant light fitting and door leading off to;



**BEDROOM THREE 6.40m maximum x 3.78m maximum (21'0" maximum x 12'5" maximum)**

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, two panelled radiators, power points and door leads off to;



**BUILT IN STORE**

With double glazed Velux window to rear, two power points, a combination boiler providing the domestic hot water and central heating systems plus ample domestic storage space.

**EXTERNALLY**



**FORE GARDEN**

With a shared block paved driveway providing access to the front of the property, a block paved drive leads alongside the property providing off road parking, external lighting, external cold water supply and a timber gate leads off to;

**REAR GARDEN**

Bounded by concrete post and timber fencing, a paved area provides ample patio and sitting space, a timber gazebo offers an ideal shelter for a hot tub with electrics already in situ, lawn section leads off to a timber decked area offering further patio and sitting space along with a good degree of privacy.



**COUNCIL TAX**

Band 'D' 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.

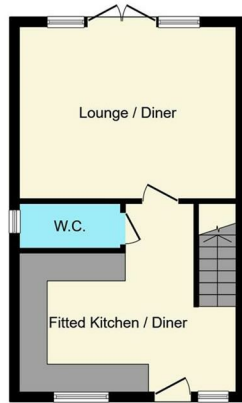
## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

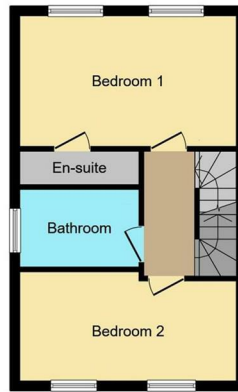
## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





Ground Floor



First Floor



Second Floor

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		94 A
81-91	B	85 B	
69-80	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

