

24 Marina Drive, May Bank, Newcastle, Staffs, ST5 9NL

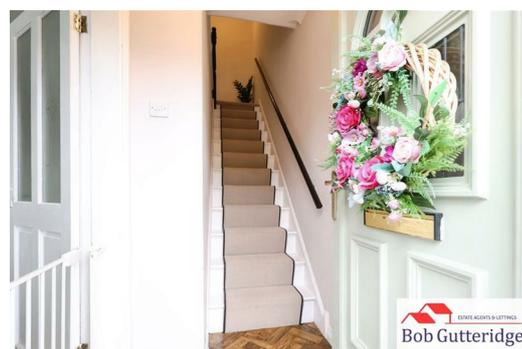


Freehold Offers in excess of £175,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable mid town house situated in this ever popular and convenient May Bank location which provides ease of access to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing (except one small window) along with modern gas combination central heating and in brief the accommodation comprises of entrance hall, bay fronted sitting room, lounge, modern open plan fitted kitchen/dining room, utility cupboard and to the first floor are three bedrooms along with a beautiful modern first floor bathroom. Externally the frontage has been landscaped to create off road parking for two vehicles and to the rear an enclosed garden can be located. Viewing Of This Home Is Considered A Must !

ENTRANCE HALL

With Upvc double glazed frosted front access door incorporating inset LEAD pattern, coving to ceiling, pendant light fitting, panelled radiator, herringbone design vinyl cushion flooring, stairs to first floor landing and door leading off to;



BAY FRONTED LOUNGE 3.84m maximum x 3.45m maximum (12'7" maximum x 11'4" maximum)

With Upvc double glazed half bay window to front elevation, coving to ceiling, pendant light fitting, smoke alarm, two wall light fittings, TV aerial connection point, Virgin Media connection point (subject to usual transfer regulations), panelled radiator and power points. Door provides access off to;



FITTED KITCHEN / DINING ROOM 4.80m reducing to 3.23m x 3.84m reducing to 2.41m (15'9" reducing to 10'7" x 12'7" reducing to 7'11")

With Upvc double glazed patio doors to rear elevation with double glazed side panels, Upvc double glazed window to rear elevation, four lamp light fitting, pendant light fitting, coving to ceiling, panelled radiator, a range of base and wall mounted cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces, built in four ring ceramic electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, built in resin sink unit with mixer tap above, ceramic half wall tiling, cast iron multi fuel burner set upon a stone hearth with inset ceramic tiling, beechwood effect laminate flooring and power points. Door to;



UNDERSTAIRS STORE

With frosted double glazed window to side elevation, space and plumbing for automatic washing machine, pendant light fitting and ample domestic shelving and storage space.

FIRST FLOOR LANDING

With access to loft space, coving to ceiling, pendant light fitting and doors leading off to rooms including;



BEDROOM ONE (REAR) 3.78m x 2.92m (12'5" x 9'7")

With Upvc double glazed window to rear elevation, pendant light fitting, coving to ceiling, feature cast iron fire surround, panelled radiator, power points and built in double wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (FRONT) 3.05m x 2.95m (10'0" x 9'8")

With Upvc double glazed window to front elevation, coving to ceiling, pendant light fitting, panelled radiator, decorative dado rail and power points.



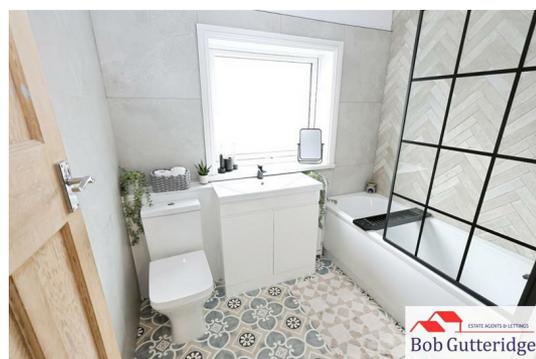
BEDROOM THREE (FRONT) 2.31m x 2.01m (7'7" x 6'7")

With Upvc double glazed window to front elevation, coving to ceiling, pendant light fitting, panelled radiator, power points and door to built in boiler cupboard housing a Glow-worm gas combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR BATHROOM 2.29m x 1.91m (7'6" x 6'3")

With Upvc double glazed frosted window to rear elevation, three lamp light fitting and fully tiled in modern wall ceramics with inset feature herringbone ceramic tiling. A modern white suite comprising low level dual flush WC, vanity sink unit with mixer tap above and panelled bath unit with mixer tap and thermostatic direct flow shower above with separate shower attachment. Modern vertical towel radiator and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing along with garden brick walls. A double driveway provides off road parking for two vehicles and access leading alongside the property leading to;



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with two paved areas providing ample patio and sitting space, lawn section and shrubs and plants to borders.



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.

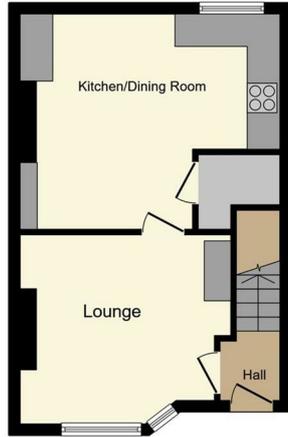
SERVICES

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.

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Ground Floor



First 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



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

