

## 5 Walklate Avenue, May Bank, Newcastle, Staffs, ST5 0PR



**Freehold £210,000**

Bob Gutteridge Estate Agents are delighted to present this charming traditional semi-detached home, tucked away within a cul-de-sac in the highly regarded area of May Bank. Ideally located, the property offers convenient access to local shops, schools, and amenities, whilst also being just a short distance from the open green space of May Bank Marsh. This attractive home blends character with modern comfort, featuring a combination of single glazed timber and Upvc double glazed windows, along with gas combination central heating. The well-proportioned accommodation briefly comprises: entrance hall, a bay-fronted lounge, and an extended sitting/dining room creating a versatile and sociable living space, alongside a fitted kitchen. To the first floor, there are three bedrooms along with a contemporary shower room. Externally, the property occupies a generous and established plot, offering ample off-road parking to the front, a detached garage, and well-maintained gardens to both the front and rear—ideal for relaxing or entertaining.

Offered for sale with no vendor upward chain, this is a fantastic opportunity to acquire a home in a sought-after location. Early viewing is highly recommended.

### ENTRANCE HALL

With multi-glazed frosted front access door, pendant light fitting, panelled radiator, BT telephone point (subject to usual transfer regulations), power points, stairs to first floor landing, and multi-glazed frosted doors providing access to rooms including;



### BAY FRONTED LOUNGE 3.73m x 3.63m into bay (12'3" x 11'11" into bay)

With original glazed bay window to front featuring inset lead pattern and stained glass to skylights, pendant light fitting, feature fireplace surround with built-in living flame coal effect gas fire, panelled radiator, and power points.



**EXTENDED SITTING / DINING ROOM 5.51m x 3.76m reducín to 2.82m (18'1" x 12'4" reducín to 9'3")**

With glazed French doors to rear with inset lead patterned glazed panels to sides, two pendant light fittings, double panelled radiator, feature fireplace surround with log effect electric fire, TV aerial connection point, and power points.



## FITTED KITCHEN 5.44m x 1.75m (17'10" x 5'9")

With Upvc double glazed windows to side and rear aspects with inset Georgian pattern, multi single glazed window to side, wall light fittings, and a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, oak effect round edge work surfaces incorporate stainless steel sink unit with chrome mixer tap, breakfast bar, ceramic tiled splashbacks, space for freestanding electric cooker, plumbing for automatic washing machine and slimline dishwasher, space for fridge/freezer, herringbone effect vinyl flooring, double panelled radiator, power points and door to a built in boiler cupboard housing an Ariston gas combination boiler providing the domestic hot water and central heating systems. Door to;



## UNDERSTAIRS STORE

With Upvc double glazed frosted window to side, baton light fitting, space for condenser dryer, power point, gas meter and electricity consumer unit.

## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, smoke alarm, and doors leading off to rooms including;



**BEDROOM ONE (FRONT) 3.63m into bay x 2.64m to wardrobe frontage (11'11" into bay x 8'8" to wardrobe frontage)**

With original glazed bay window to front featuring inset lead pattern and stained glass to skylights, pendant light fitting, two wall light fittings, panelled radiator, power points, and built-in wardrobes providing ample hanging and storage space.



**BEDROOM TWO (REAR) 2.90m x 2.90m to chimney breast (9'6" x 9'6" to chimney breast)**

With Upvc double glazed window to rear, pendant light fitting, decorative picture rail, panelled radiator, power points, and built-in double wardrobes.



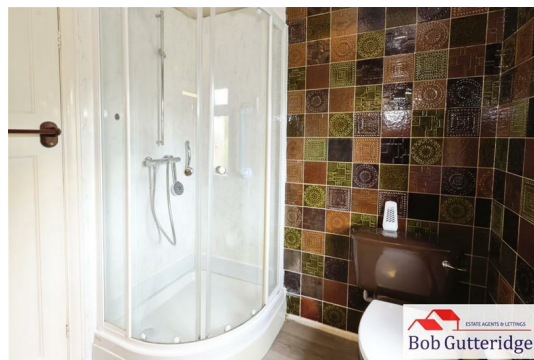
**BEDROOM THREE (FRONT) 2.24m x 2.03m (7'4" x 6'8")**

With Upvc double glazed window to side, artex finish to walls and ceiling, pendant light fitting, power points, and built-in wardrobes with bed unit.



## FIRST FLOOR SHOWER ROOM 2.18m x 1.91m (7'2" x 6'3")

With Upvc double glazed frosted window to rear, a coloured suite comprising vanity sink unit, low level WC, corner shower cubicle with thermostatic direct flow shower plus aqua boarding to splashback areas, panelled radiator, vinyl cushion flooring, ceramic wall tiling and modern grey wood effect vinyl cushion flooring.



## EXTERNALLY

### FORE GARDEN & DRIVEWAY

Bounded by concrete posts, timber fencing and mature hedging to borders. Limestone chipping areas provide ease of maintenance along with additional parking. A tarmac driveway provides ample off-road parking for several vehicles and access alongside the property to;



## REAR GARDEN

Enclosed by mature hedges, concrete posts and timber fencing. Comprising paved patio and seating area, lawn section, stone chipping for ease of maintenance, and well stocked mature shrubs and plants to borders. Access leads to;



## DETACHED GARAGE 8.36m x 2.59m reducing to 2.51m (27'5" x 8'6" reducing to 8'3")

With electric up-and-over door, glazed windows to side, power supply connected, lighting, and power points.

## 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**

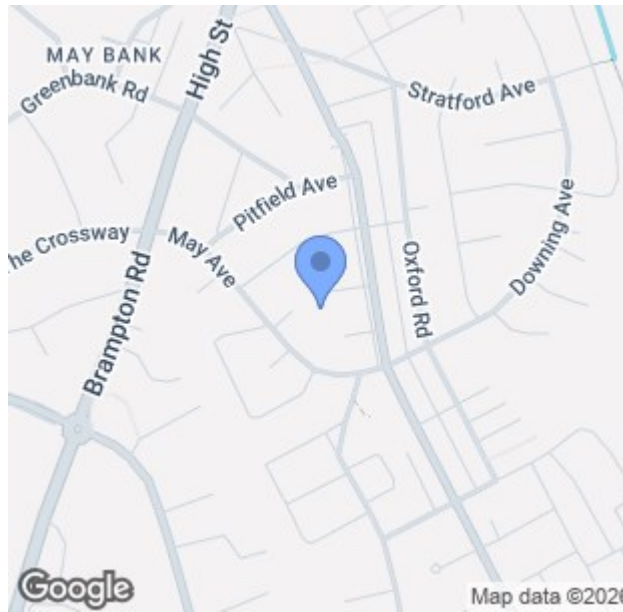
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

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



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



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**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

