

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



Freehold Offers in excess of £185,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and recently modernised and updated end town house situated in this ever popular and desirable May Bank location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34. This desirable home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, modern fitted kitchen/dining room, downstairs WC and to the first floor are three bedrooms along with a modern first floor bathroom. Externally this home is set on a generous plot which offers gardens to front, side and rear along with off road parking for three or so vehicles. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With composite double glazed frosted front access door, pendant light fitting, battery/mains-operated smoke alarm, double panelled radiator and stairs rising to the first floor landing. Door leads to the principal ground floor rooms including;



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

Featuring a half bay Upvc double glazed window to the front, pendant light fitting, double panelled radiator, BT/Virgin Media connection points (subject to usual transfer regulations), TV aerial socket and multiple power points. A part-panelled, part-glazed door provides access to the kitchen/dining room.



MODERN OPEN PLAN FITTED KITCHEN / DINING ROOM 3.71m x 4.70m reducing to 3.71m (12'2" x 15'5" reducing to 12'2")

With Upvc double glazed rear access door, two Upvc double glazed windows overlooking the rear garden., a built-in electricity meter cupboard, eleven spotlight fittings, heat detector, panelled radiator. The kitchen is fitted with a comprehensive range of high-gloss grey base and wall-mounted units providing ample storage, complemented by marble-effect square-edged work surfaces. Integrated resin one-and-a-half bowl sink with mixer tap, Lamona five-ring ceramic electric hob with extractor hood above and twin Lamona ovens beneath. Additional features include glazed splashback, modern grey wood-effect flooring, integrated fridge/freezer, integrated dishwasher, plumbing for an automatic washing machine and ample power points. Door leading to:



DOWNSTAIRS WC 1.50m x 0.79m (4'11" x 2'7")

With Upvc frosted double glazed window to the side, spotlight fitting, a white suite comprising low-level WC and pedestal wash hand basin with chrome mixer tap. Finished with modern grey wood-effect flooring and a panelled radiator.



FIRST FLOOR LANDING

With Upvc double glazed window to the side, pendant light fitting, battery/mains operated smoke alarm, access to loft space and doors to all first-floor rooms including;



BEDROOM ONE (REAR) 3.76m x 2.95m (12'4" x 9'8")

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



BEDROOM TWO (FRONT) 3.02m x 2.95m (9'11" x 9'8")

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



BEDROOM THREE (FRONT) 2.01m x 1.73m (6'7" x 5'8")

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



FIRST FLOOR BATHROOM 2.01m x 1.73m (6'7" x 5'8")

With Upvc frosted window to the rear, four LED spotlight fittings, extractor fan and aqua-boarded walls. A white suite comprising a low-level dual-flush WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower attachment. Finished with a modern chrome towel radiator and grey wood-effect flooring.



EXTERNALLY



FORE GARDEN

Bounded by concrete posts and timber fencing along with brick boundary walls. A tarmac driveway provides off-road parking for approximately three vehicles. Access leads to:



SIDE GARDEN

Enclosed by concrete posts and timber fencing, with a lawned section and tarmac area providing patio and seating space, along with additional off-road parking (subject to requirements).



ENCLOSED REAR GARDEN

An enclosed rear patio area, bounded by concrete posts and timber fencing, with a tarmacked patio area providing ample domestic patio and sitting space. There is access to an external brick store offering ample domestic storage.



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.

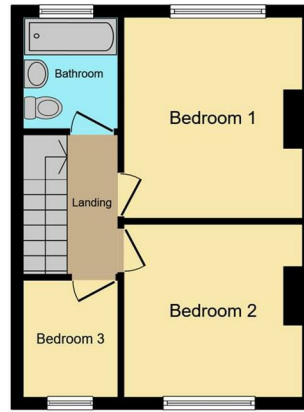
VIEWING

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

18, Marina Drive, Newcastle, ST5 9NL, GB



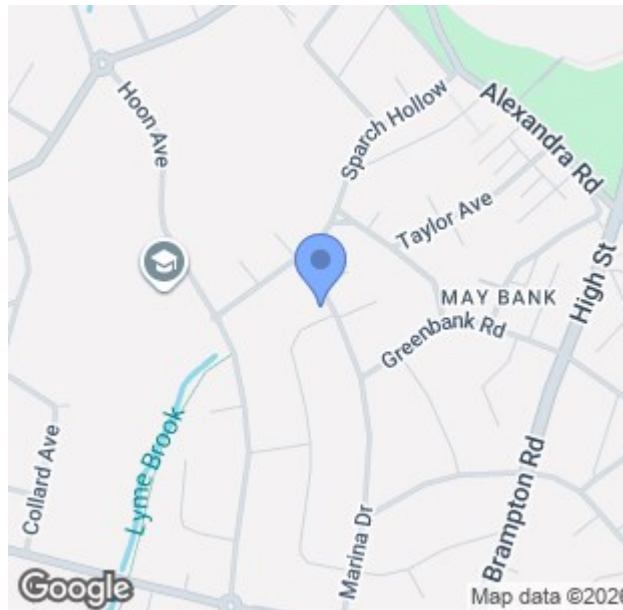
Ground Floor



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

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ESTATE AGENTS & LETTINGS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 69 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 |



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