

## 53 Marina Drive, May Bank, Newcastle, Staffs, ST5 0RS



**Freehold £249,950**



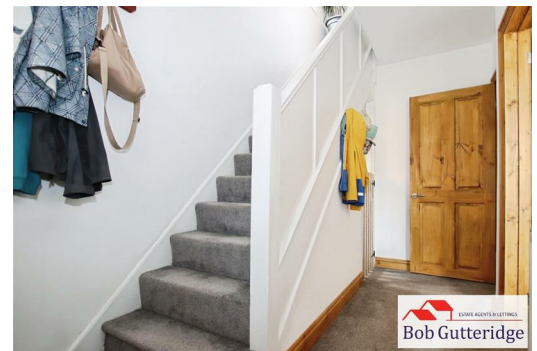
Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious up to date semi detached home situated on a 0.11 acre plot in this ever popular and convenient May Bank location. This home is well placed for access to local shops, schools and amenities as well as offering good road links into Newcastle Town Centre. 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 desirable accommodation comprises of storm porch, entrance hall, bay fronted lounge, dining room, modern fitted kitchen, downstairs WC and to the first floor are three generous bedrooms along with a first floor bathroom. Externally this home is set on a generous plot which provides off road parking along with a detached garage plus a fore garden and desirable sized rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Highly Recommended !

### STORM PORCH

With Upvc double-glazed panels to the front and side aspects, Upvc double-glazed frosted front access door, vinyl cushion flooring, light fitting and Upvc double-glazed frosted front access door leads off to;

### ENTRANCE HALL

With two Upvc double-glazed frosted windows to the front, pendant light fitting, double panelled radiator, stairs to the first-floor landing, recessed area under the staircase providing ample domestic storage space, gas meter, pendant light fitting, frosted Upvc double-glazed window to the side and doors leads off to rooms including;



### BAY FRONTED LOUNGE 3.94m into bay x 3.43m (12'11" into bay x 11'3")

With Upvc double-glazed bay window to the front, textured ceiling, pendant light fitting, double panelled radiator, BT telephone points (subject to usual transfer regulations), TV aerial connection and power points.



**DINING ROOM 3.63m x 3.30m (11'11" x 10'10")**

With Upvc double-glazed window to rear, pendant light fitting, feature cast iron multi-fuel burner with oak mantle shelf plus slate hearth, inset ceramic tiling, oak-effect laminate flooring, power points, double panelled radiator.



### **FITTED KITCHEN 3.86m x 2.01m maximum (12'8" x 6'7" maximum)**

With Upvc double-glazed windows to side aspects, two LED spotlight fittings, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, woodblock work surface with built-in stainless steel sink unit with mixer tap above, space for freestanding fridge/freezer, space for freestanding gas cooker, plumbing for automatic washing machine, space for slimline dishwasher with plumbing, oak-effect laminate flooring, power points and access to;



### **REAR LOBBY AREA**

With Upvc frosted side access door, pendant light fitting, wall-mounted gas combination boiler providing the domestic hot water and central heating systems, oak-effect laminate flooring and door leads off to;

### **DOWNSTAIRS WC 1.32m x 0.84m (4'4" x 2'9")**

With Upvc double-glazed frosted window to rear, pendant light fitting, low-level dual flush WC with built-in sink unit plus chrome mixer tap above and vinyl cushion flooring.



### **FIRST FLOOR LANDING**

With Upvc double-glazed window to side, pendant light fitting, access to loft space via retractable ladder, power point, built-in storage cupboard providing ample domestic shelving and storage space. Doors to rooms including;





**BEDROOM ONE (FRONT) 4.11m into bay x 3.43m (13'6" into bay x 11'3")**

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



**BEDROOM TWO (REAR) 3.63m x 3.30m (11'11" x 10'10")**

With Upvc double-glazed window to rear, pendant light fitting, textured ceiling, double panelled radiator and power points.



### **BEDROOM THREE 2.08m x 1.91m (6'10" x 6'3")**

With Upvc double-glazed window to front, pendant light fitting, double panelled radiator and power points with built-in Wi-Fi extender.



### **FIRST FLOOR FAMILY BATHROOM 1.80m x 2.03m (5'11" x 6'8")**

With Upvc double-glazed frosted window to rear, pendant light fitting, extractor fan, a white suite comprising low-level dual flush WC, pedestal sink unit with taps above, panel bath unit with mixer tap plus shower attachment over, splashback tiling, vinyl cushion flooring and a modern chrome towel radiator.

### **EXTERNALLY**

### **FORE GARDEN**

Bounded by garden block/brick walls along with concrete posts and timber fencing. A tarmac driveway provides off-road parking to the front/side of the property with mature shrubs and plants to the border. Access leads off to:

## REAR GARDEN

Bounded by concrete post and timber fencing, along with mature hedges to the borders. A concreted area forms a patio and sitting space. Steps lead up to a large lawned section with a wealth of mature shrubs and plants to the borders. Garden greenhouse and access to;



## DETACHED SECTIONAL GARAGE

With up-and-over door, glazed window to the side and ample external domestic storage space.

## 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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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

