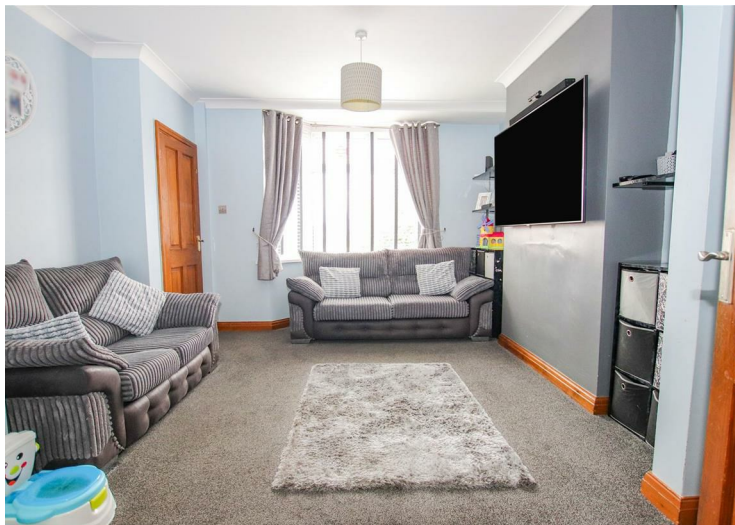


17 Marina Drive, May Bank, Newcastle, Staffordshire, ST5 9NL



Freehold Offers in excess of £149,950

Bob Gutteridge Estate Agents are delighted to bring to the sales market this well presented end townhouse situated on a corner plot in May Bank, which offers potential purchaser scope to extend in the future (Subject to usual planning permission). The property is enhanced with Upvc double glazing along with modern combi central heating and in brief comprises of storm porch, entrance lobby, bay fronted lounge, modern fitted kitchen / diner and to the first floor are three bedrooms along with a modern first floor bathroom. Externally the property offers gardens to front, side and rear along with off road parking and a detached sectional garage. This location is perfect for access to local shops, schools and amenities. Internal Inspection A Must !

STORM PORCH

With Upvc double glazed front access door with double glazed panels to side plus skylights, wall light fitting and part panelled part glazed door leads off to;

ENTRANCE LOBBY

With spotlight fitting, artex to ceiling, smoke alarm, panelled radiator and door to;

LOUNGE 4.95m x 3.86m (16'3" x 12'8")

With Upvc double glazed half bay window to front with inset lead pattern and stained glass to skylights, coving to ceiling, two pendant light fittings, two double wall light fittings and doors off to rooms including;



UNDERSTAIRS STORAGE CUPBOARD

With Upvc double glazed frosted window to side, pendant light fitting, ample domestic shelving space and storage space etc., power points and tile effect laminate flooring.

FITTED KITCHEN / DINER 4.83m x 2.49m (15'10" x 8'2")

With Upvc double glazed patio doors to rear, Upvc double glazed window to rear, two three lamp light fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, ceramic splashback tiling, round edge work surface in woodblock effect with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, integrated fridge/freezer, plumbing for automatic washing machine, single panelled radiator, t.v. aerial connection, modern grey wood effect flooring and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, three lamp light fitting, artex to ceiling, smoke alarm, access to loft space and doors to rooms including;



FIRST FLOOR BATHROOM 1.73m x 1.98m (5'8" x 6'6")

With Upvc double glazed frosted window to rear, globe light fitting, fully tiled in travertine effect wall ceramics with inset decorative mosaic border tile, ceramic tiled flooring, a white suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and thermostatic direct flow shower, modern chrome towel radiator and built in boiler cupboard with combination boiler providing the domestic hot water and central heating systems.



BEDROOM ONE (FRONT) 3.05m x 2.97m (10'0" x 9'9")

With Upvc double glazed window to front, four lamp light fitting, t.v. aerial connection point, single panelled radiator and power points.



BEDROOM TWO (REAR) 3.81m x 2.95m (12'6" x 9'8")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, t.v. aerial connection lead and power points.



BEDROOM THREE (FRONT) 2.13m x 1.78m (7'0" x 5'10")

With Upvc double glazed window to front, four lamp light fitting, single panelled radiator and power points.



EXTERNALLY



FORE GARDEN

Bounded by garden concrete block walls, wrought iron gate providing pedestrian access to the front of the property, flagged pathways and crazy paved area providing ease of maintenance. Access to;

SIDE GARDEN

Bounded by concrete block walls along with established hedges, double wrought iron gates provide vehicular access to the side of the property, lawn section, flagged pathways and access to;



REAR GARDEN

Bounded by concrete post and timber fencing, flagged area provides ample patio and sitting space etc., lawn section with shrubs to borders, driveway providing off road parking and access to;



DETACHED SECTIONAL GARAGE

With roller access door, Upvc double glazed side access door and ample domestic external storage space etc..

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

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.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|--|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | 63 | 68 | (55-68) D | 61 | 67 |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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 |