



Wayside Avenue, May Bank

Newcastle, Staffordshire, ST5 9PH

Offers In Excess Of £260,000



RARE TO THE MARKET- A MODERN DETACHED HOUSE IN MAY BANK -
 This is the perfect example of a family home that has been lovingly maintained by its current owners. This home is one you must view for yourself to truly appreciate! But let's head inside where you're sure to have a smile on your face from the moment you step inside as we certainly did. Internally the accommodation briefly comprises; Porch, hallway, lounge, dining room, kitchen, utility room, ground floor WC, landing, four bedrooms, en-suite & family bathroom.

Front



Entrance Hallway

Radiator and door to front.

Lounge

11'3 x 14'11 (3.43m x 4.55m)



Radiator, fire with feature surround, under-stairs storage cupboard and double glazed bay window to front.

Dining Room

8'10 x 9'10 (2.69m x 3.00m)



Radiator and sliding doors to rear garden.

Fitted Kitchen

8' x 13'6 (2.44m x 4.11m)



Range of wall and base units with preparation surfaces over incorporating sink/drain. Oven with gas hobs and extractor over, space for a fridge/freezer and breakfast service bar. Radiator and window to rear.

Utility Room

6'1 x 6'6 (1.85m x 1.98m)



Base units incorporating sink/drain, space for a dryer and plumbing for an automatic washing machine. Radiator, door to side and window to rear.

Ground Floor Cloaks

6'1 x 2'11 (1.85m x 0.89m)



White W.C and wash hand basin. Radiator and window to side.

Landing



Master Bedroom

12'4 x 10'4 (3.76m x 3.15m)



Radiator, fitted wardrobes and half-circle window to front.

Ensuite

7'6 x 4' (2.29m x 1.22m)



Three piece suite comprising; W.C, wash hand basin and shower cubicle. Radiator, part tiled walls and window to side.

Bedroom Two

8'10 x 12'3 (2.69m x 3.73m)



Radiator, storage cupboard and window to front.

Bedroom Four

8'10 x 10' (2.69m x 3.05m)



Radiator and window to rear.

Bedroom Three

7'6 x 10'3 (2.29m x 3.12m)



Radiator and window to rear.

Family Bathroom

6'9 x 6'8 (2.06m x 2.03m)



White three piece suite comprising; W.C, wash hand basin and panelled bath. Radiator, part tiled walls and window to rear.

Garage

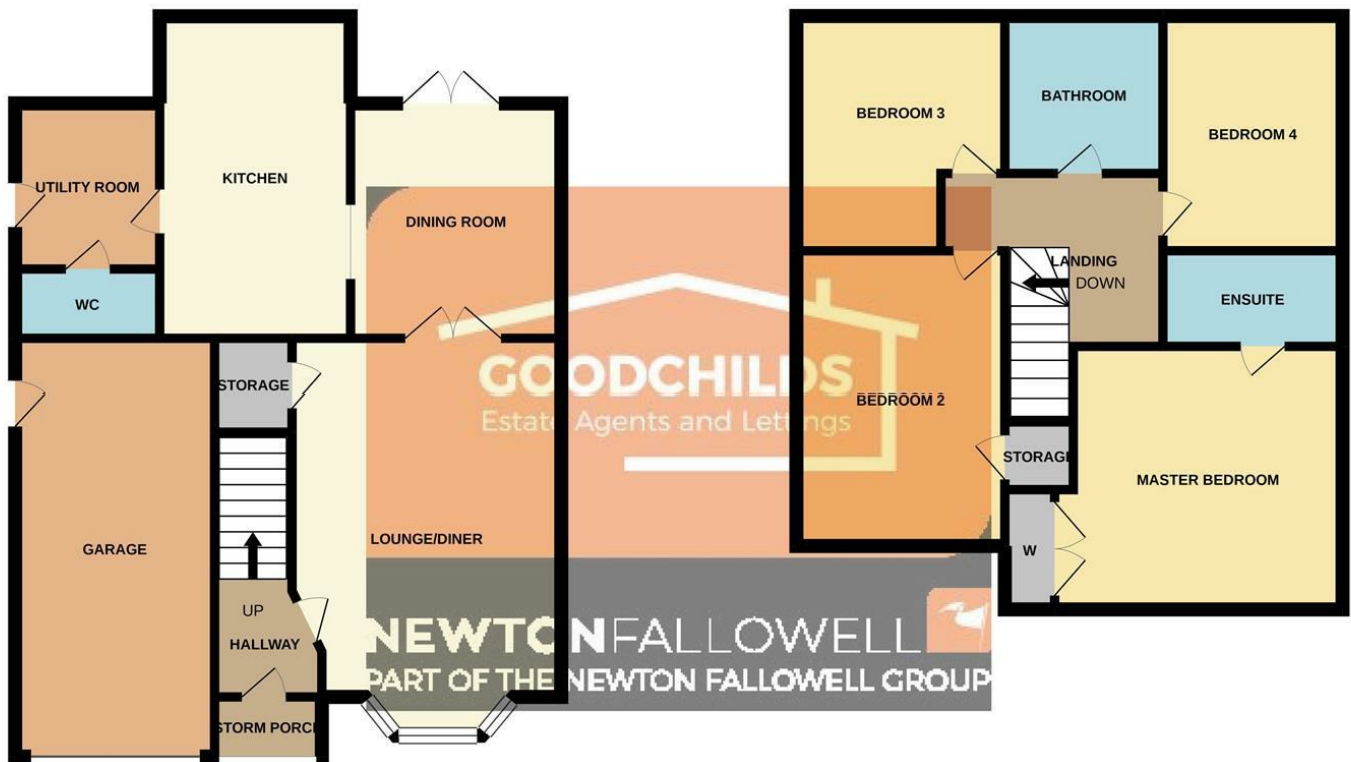
8'4 x 17'5 (2.54m x 5.31m)

Up-and-over door to front, wall mounted boiler and door to side.

Rear



Private rear garden, mainly laid to lawn with sun room and slabbed seating area.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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