

STEPHENSON BROWNE

Heath Avenue, May Bank
Newcastle-Under-Lyme

ST5 9NP

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Asking Price £220,000

DESCRIPTION

ATTENTION FIRST TIME BUYERS & INVESTORS!

A charming three-bedroom semi-detached home offering character, spacious living accommodation and a generous rear garden, ideally positioned in the popular area of May Bank.

Full of period charm and attractive features throughout, this delightful property is welcomed by an open porch leading to a stunning stained-glass front door, opening into a bright and inviting entrance hall.

The ground floor offers two spacious reception rooms, with the front reception room benefiting from a feature bay window that fills the room with natural light. The rear reception room enjoys a large window overlooking the garden and provides access to useful understairs storage, before leading through to the kitchen.

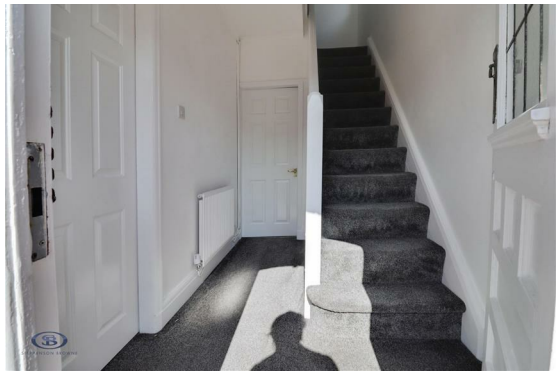
The kitchen offers a practical and well-planned space with an opening through to the storm porch, where a door provides access to the side of the property. This area also benefits from an external storage cupboard, ideal for keeping gardening tools and outdoor equipment neatly stored away.

To the first floor, the bright landing is enhanced by a window positioned at the top of the stairs. There are two generous double bedrooms, with bedroom one featuring built-in wardrobes, alongside a further smaller bedroom which would make an ideal nursery, home office or dressing room. A modern, sleek shower room completes the accommodation.

Externally, the property benefits from both front and rear gardens, with the rear garden extending to a generous length, providing a wonderful outdoor space for relaxing, entertaining and family use. To the rear is a detached garage, offering excellent additional storage.

Perfectly combining character, charm and













modern practicality, this attractive home is ideally located close to local amenities, schools and transport links, making it a fantastic opportunity for a variety of buyers.













ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
5'9" x 9'5"

Lounge
10'2" x 10'11"

Understairs Storage

Lounge/Diner
13'0" x 11'9"

Kitchen
9'3" x 6'10"

First Floor

Bedroom One
10'1" x 11'9"

Bedroom Two
10'11" x 10'2"

Bedroom Three
5'9" x 6'9"

Shower Room
6'3" x 6'4"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Detached Garage

IAMSOLD
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.











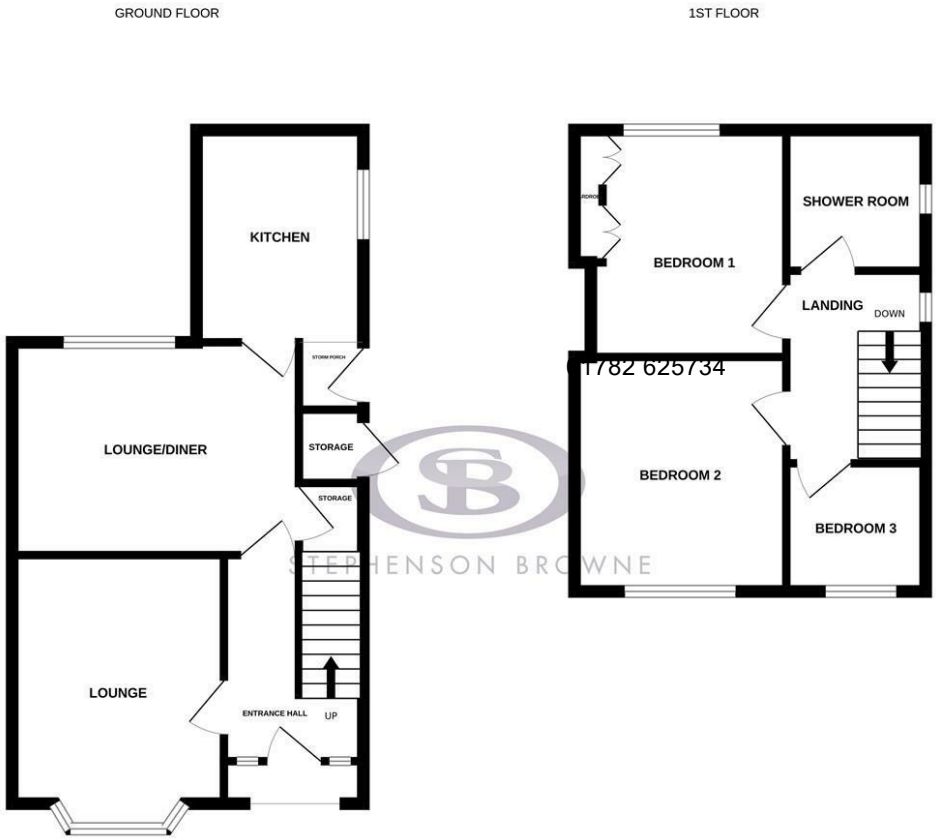


A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

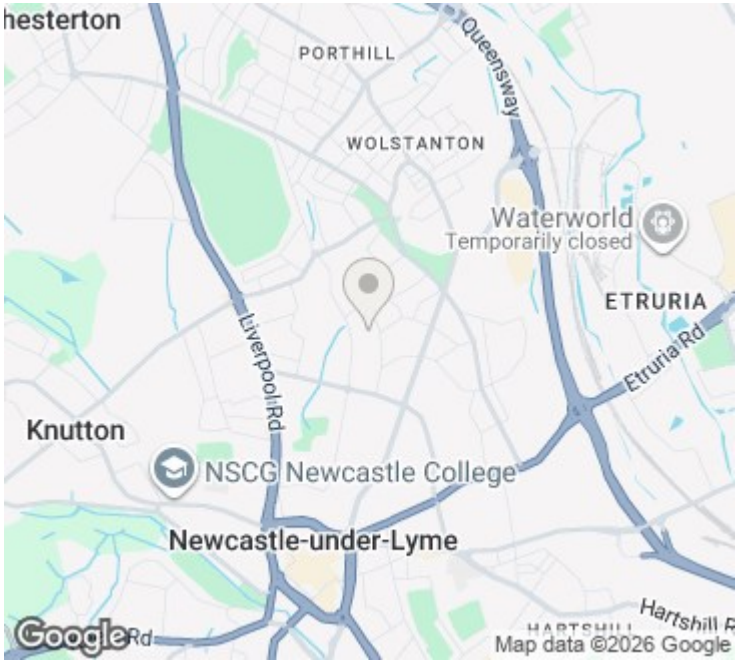
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Floorplans

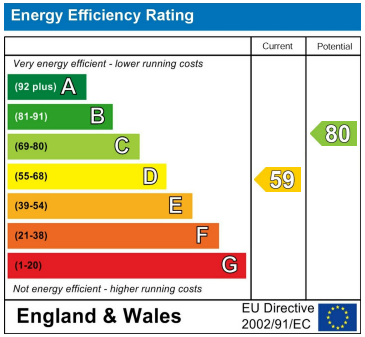


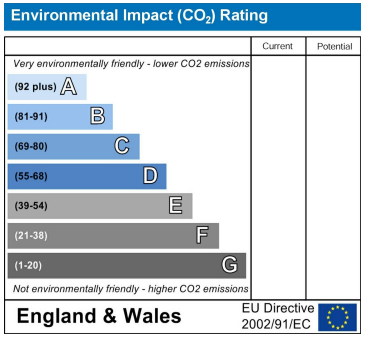
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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