

98 Victoria Street, Basford,
Stoke-on-Trent, ST4 6EF



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Asking Price: £147,500





We are delighted to offer to market with no upward chain this well-appointed three bedroom terrace property. Boasting newly fitted kitchen and bathroom with fresh décor throughout guaranteed to catch the eye of first-time buyers and investors. Situated within a popular residential location and conveniently positioned for nearby Newcastle town centre and Royal Stoke Hospital with good commuter/ bus links throughout the city.

Comprising of two large reception rooms leading through to a modern fitted kitchen, rear porch and family bathroom. The first floor provides three good sized bedrooms. The property benefits from wooden and uPVC double glazing & gas central heating throughout.

Exterior: The property leads off the pavement to the front and a paved courtyard with gated access to the rear.

Tenure: Freehold



Accommodation briefly comprising of:

Entrance Hall: Wooden exterior door, internal doors leading to reception rooms, entrance to staircase.

Reception Room One: 11'9" x 11'8" max (3.57m x 3.56m) wooden double-glazed window to front elevation, feature fireplace with electric fire, internal door leading entrance hall, radiator.

Reception Room Two: 11'11" x 11'8" max (3.63m x 3.56m) wooden double-glazed window to front elevation, feature fireplace with electric fire, internal doors leading to under-stairs storage cupboard and kitchen, radiator.

Kitchen: 10'6" x 7'5" max (3.21m x 2.25m) uPVC double glazed window to rear elevation, a range of matching wall and base units, stainless steel sink & chrome mixer tap, Lamona gas hob fitted over Lamona single electric oven, under-counter plumbing point, doorway to rear porch, radiator.

Rear Porch: uPVC/glass exterior door to side elevation, internal door leading to bathroom, Baxi boiler, under counter plumbing point.

Bathroom: 7'0" x 5'9" max (2.14m x 1.76m) uPVC double glazed window to side elevation, white suite comprising of pedestal sink & chrome taps, low level flush toilet, bath & chrome taps, glass shower screen, Triton electric shower, radiator.

First Floor Landing: uPVC double glazed window to rear elevation, internal doors leading to bedrooms.

Bedroom One: 11'9" x 11'8" max (3.57m x 3.56m) wooden double-glazed window to front elevation, radiator.

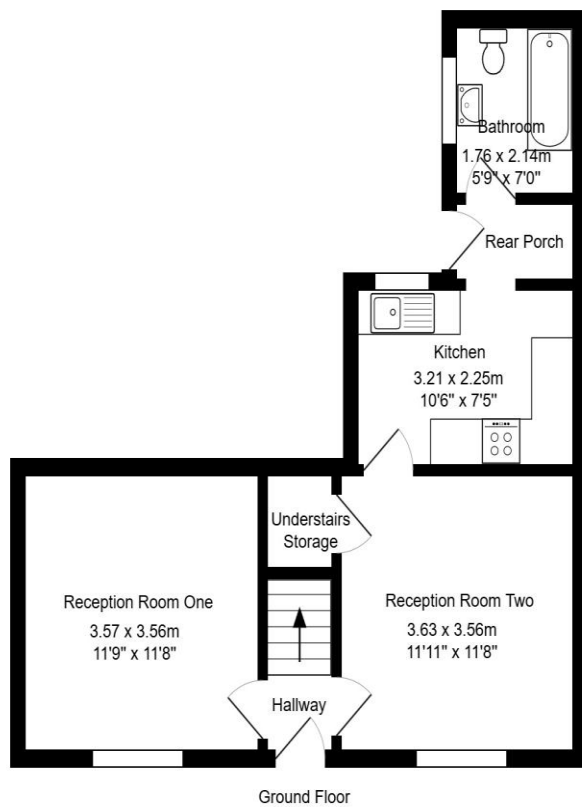
Bedroom Two: 11'11" x 11'9" max (3.64m x 3.57m) wooden double-glazed window to front elevation, over staircase storage cupboard, radiator.

Bedroom Three: 10'6" x 7'5" max (3.20m x 2.25m) uPVC double-glazed window to rear elevation, radiator.

COUNCIL TAX BAND A

Note: Services, appliances and heating system have not been tested by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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