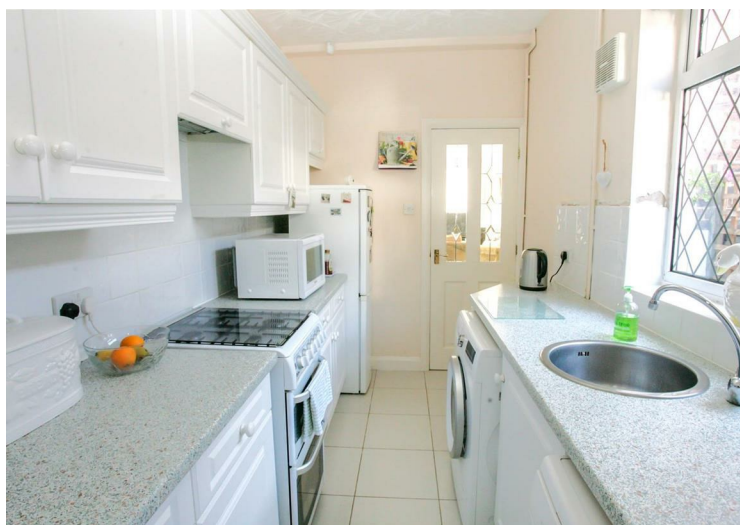


## 24 Kings Terrace, Basford, Stoke On Trent, Staffs, ST4 6EB



**Freehold Price £130,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this well presented and up to date terraced home situated in this convenient Basford location. The property is well placed for both Hanley and Newcastle Town Centres as well as being near to Festival Park where shops and amenities can be located. This home offers the modern day comforts of Upvc double glazing and gas central heating and in brief the accommodation comprises of porch, through lounge/diner, fitted kitchen, bathroom and on the first floor are two double bedrooms. Externally the property offers a well stocked enclosed rear yard. Viewing Advised !

### ENCLOSED STORM PORCH

With Upvc double glazed frosted front access door with double glazed skylight above, built in electricity meter cupboard and door leads off to;



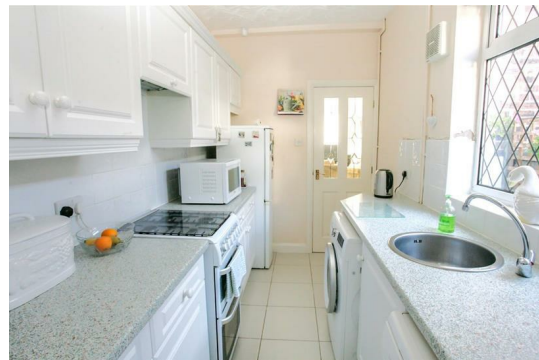
**LOUNGE/DINER 8.00m x 3.45m (26'3" x 11'4")**

With Upvc double glazed windows to front and rear aspect, coving to ceiling, two pendant light fitting, two panelled radiators, t.v. aerial connection, BT telephone point (Subject to usual transfer regulations), built in gas meter cupboard, power points, stairs to first floor landing and access off to;



### **FITTED KITCHEN 3.18m x 1.91m (10'5" x 6'3")**

With Upvc double glazed window to side, pendant light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel circular sink unit with mixer tap above, plumbing for automatic washing machine space for freestanding gas cooker, space for tumble dryer, space for fridge/freezer, ceramic splashback tiling, ceramic tiled flooring, power points and access to;



### **REAR LOBBY AREA**

With Upvc double glazed side access door, ceramic tiled flooring and access to;

### **BATHROOM 1.93m x 1.70m (6'4" x 5'7")**

With Upvc double glazed frosted window to side, fully tiled in high glazed white wall ceramics with inset decorative border tile, ceramic tiled flooring, a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit with Victorian style mixer tap with shower attachment and panelled radiator.



## FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

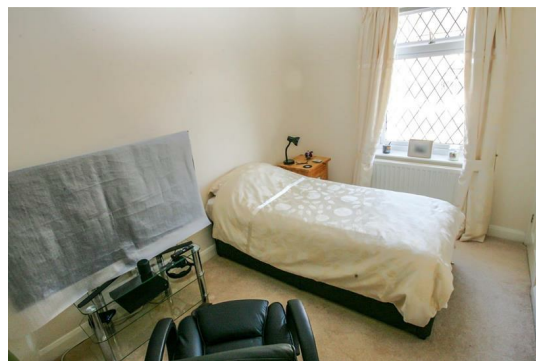
### BEDROOM ONE 3.48m x 3.35m (11'5" x 11'0")

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



### BEDROOM TWO 3.51m x 2.49m (11'6" x 8'2")

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



## EXTERNALLY



## REAR YARD

Bounded by garden brick walls, timber gate provides pedestrian access to the rear of the property, paved pathways and patio area providing ample seating and dining space plus well stocked and mature shrubs and plants to borders.



## COUNCIL TAX

Band 'A' amount payable to Stoke On Trent City 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**

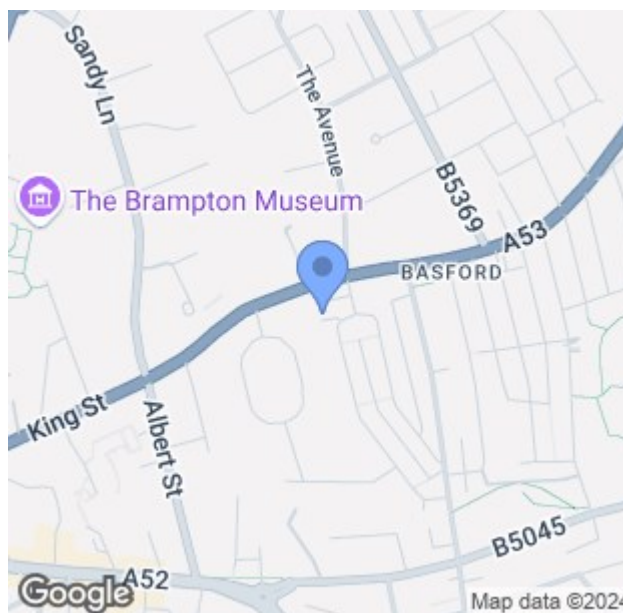
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	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

