

11 Curzon Street, Basford, Newcastle, Staffs, ST5 0PL



Freehold £250,000

Bob Gutteridge Estate Agents are delighted to bring to the market this recently updated semi detached home situated in this ever popular and convenient Basford location. As you would expect this traditional home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, through lounge/diner, half brick and Upvc double glazed conservatory, NEW fitted kitchen, downstairs WC and to the first floor are three generous bedrooms along with a first floor NEW bathroom and separate WC. Externally the property offers gardens to front and rear along with off road parking and an attached brick garage. The location is perfect for access to both Newcastle and Hanley Town Centres as well as providing ease of access to local shops, schools and amenities. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted front access door with Upvc double glazed frosted window to side, pendant light fitting, panelled radiator, ceramic tiled flooring, stairs to first floor landing, door to understairs store and doors to rooms including;



LOUNGE / DINER 7.32m x 4.11m max 3.15m min (24'0" x 13'6" max 10'4" min)

With Upvc double glazed bay window to front, multi glazed French doors to rear with glazed panels to sides and skylights with lead pattern and stained glass, spotlight fittings, two panelled radiators, feature fireplace with inset modern pebble effect electric fire, power points and access off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.51m x 2.97m (11'6" x 9'9")

With Upvc double glazed French doors to rear, Upvc double glazed panels to sides, power points and ceramic tiled flooring.



NEW FITTED KITCHEN 3.25m x 2.51m (10'8" x 8'3")

With Upvc double glazed window to rear, spotlight fittings, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, marble effect round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring ceramic hob unit with oven beneath plus extractor hood above, ceramic tiled flooring in stone effect, power points and access to;



GROUND FLOOR WC

With Upvc double glazed window to side and a Main combination boiler providing the domestic hot water and central heating systems.

FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space and doors to rooms including;

BEDROOM ONE (REAR) 4.14m x 3.25m (13'7" x 10'8")

With Upvc double glazed window to rear, spotlight fitting, decorative picture rail, panelled radiator and power points.



BEDROOM TWO (FRONT) 3.25m x 3.18m (10'8" x 10'5")

With Upvc double glazed window to front, spotlight fittings, decorative picture rail, panelled radiator and power points.



BEDROOM THREE 3.25m x 2.57m (10'8" x 8'5")

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



NEW FIRST FLOOR BATHROOM 1.70m x 1.65m (5'7" x 5'5")

With Upvc double glazed frosted window to front, modern grey ceramic wall and floor tiles in natural stone effect, a white suite comprising of panelled bath unit, vanity sink unit with chrome mixer tap above and vertical radiator.



SEPARATE WC

With Upvc double glazed window to side, pendant light fitting and a low level WC.



EXTERNALLY



FORE GARDEN

With garden block walls along with mature hedges to border, a brick paved driveway provides off road parking for two or so vehicles and external light fitting.

REAR GARDEN

Bounded by brick walls with timber post and timber fencing along with mature hedges, a brick paved patio provides ample patio and sitting space, lawn section with mature shrubs to borders and access leads off to;



ATTACHED GARAGE 5.79m x 4.27m (19'0" x 14'0")

With up and over door, Upvc double glazed rear access door, Upvc double glazed window to rear and ample external storage space.

COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough 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		85 B
69-80	C		
55-68	D	65 D	
39-54	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

