

## 63 Basford Park Road, May Bank, Newcastle, Staffordshire, ST5 0PT



**Freehold Offers in excess of £135,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this recently modernised and updated fore courted Victorian terraced home situated in this ever popular and highly regarded May Bank location. The property offers Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, bay fronted sitting room, separate lounge, modern high gloss fitted kitchen, beautiful ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed rear yard. This property is well placed for access to the A500 as well as being near to local shops, schools and amenities. This home is being sold tenanted, the current rent achieved is £700 PCM and the tenant is on a contractual periodic tenancy.

### STORM PORCH

With Upvc double glazed frosted front access door with double glazed skylight above and Upvc double glazed frosted front access door lead off to;

### BAY FRONTED SITTING ROOM 4.24m x 3.33m (13'11" x 10'11")

With Upvc double glazed half bay window to front with inset lead pattern and stained glass to skylights, coving to ceiling, pendant light fitting, panelled radiator, built in gas/electricity meter cupboards, power points and door leads off to;



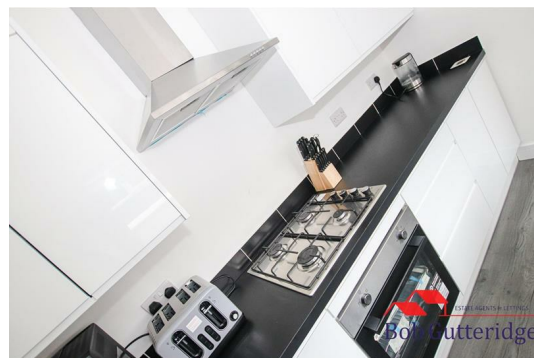
### LOUNGE 3.43m x 3.35m (11'3" x 11'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, wall mounted modern log effect gas fire, power points, door to under stairs store, stairs to first floor landing and door leads off to;



### **FITTED KITCHEN 3.58m x 1.98m (11'9" x 6'6")**

With Upvc double glazed window to side, coving to ceiling, six LED spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in four ring Lamona brushed stainless steel gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, built in stainless steel sink unit with mixer tap above, space for fridge/freezer, plumbing for automatic washing machine, modern grey flooring, panelled radiator, power points and access to;



### **REAR LOBBY AREA**

With Upvc double glazed side access door, pendant light fitting, modern grey flooring and door to a built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems.

## BEAUTIFUL MODERN BATHROOM 1.83m x 1.88m (6'0" x 6'2")

With Upvc double glazed frosted window to side, panelled radiator, modern ceramic half wall tiling in marble effect, a white suite comprising of low level WC, pedestal sink unit with monobloc chrome mixer tap above, panelled bath unit with mixer tap above along with a thermostatic direct flow shower, glazed shower screen and modern grey wood effect flooring.



## FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



## BEDROOM ONE (FRONT) 3.43m x 3.38m (11'3" x 11'1")

With Upvc double glazed window to front with inset lead pattern and stained glass to skylights, pendant light fitting, panelled radiator, power points and door to a built in wardrobe providing ample domestic hanging space and storage space.



## **BEDROOM TWO (REAR) 3.43m x 3.38m (11'3" x 11'1")**

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



## **EXTERNALLY**



## **FORE COURT**

Bounded by garden brick walls, a metal gate provides pedestrian access to the front of the property and paved providing ease of maintenance.

## **REAR YARD**

Bounded by garden brick walls along with timber post and timber fencing, brick paved pathways, a aluminium shed and a paved patio area.



## **COUNCIL TAX**

Band 'A' 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.

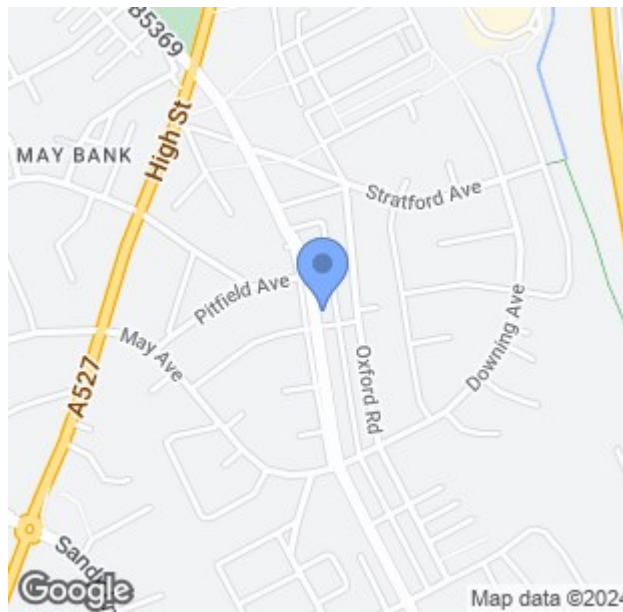
## **SERVICES**

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		
69-80	C		78 C
55-68	D	58 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

