

32 Lower Oxford Road, Basford, Newcastle, Staffs, ST5 0PB



Freehold Offers in excess of £330,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious double storey extended semi detached home situated in this ever popular and convenient Basford location which provides ease of access to Newcastle Town Centre & Festival Park. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, "L" shaped lounge / dining room, conservatory, extended fitted kitchen / breakfast room, utility room, ground floor shower room and to the first floor are five bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached single brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With double glazed frosted access door, coving to ceiling, smoke alarm, pendant light fitting, decorative dado rail, panelled radiator, wood effect laminate flooring, double doors reveal built in cloaks providing ample hanging space and storage space. Stairs to first floor landing and door leads off to;



"L" SHAPED LOUNGE / DINING ROOM 5.13m reducing to 3.15m x 6.58m reducing to 3.43m (16'10" reducing to 10'4" x 21'7" reducing to 11'3")

With Upvc double glazed window to front, Upvc double glazed patio door to rear with double glazed units to sides, coving to ceiling two pendant light fittings, two panelled radiators, feature fireplace with granite hearth and inset plus modern coal effect gas fire, TV aerial connection, BT telephone point (Subject to usual transfer regulations), power points, oak effect laminate flooring and access off to;



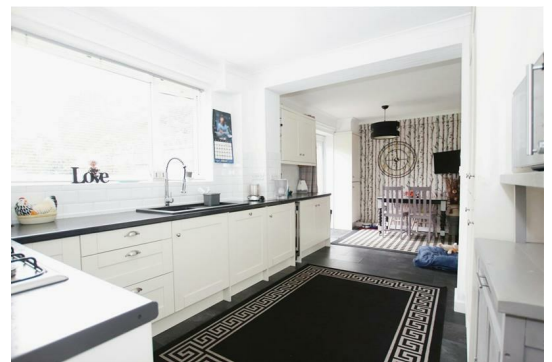
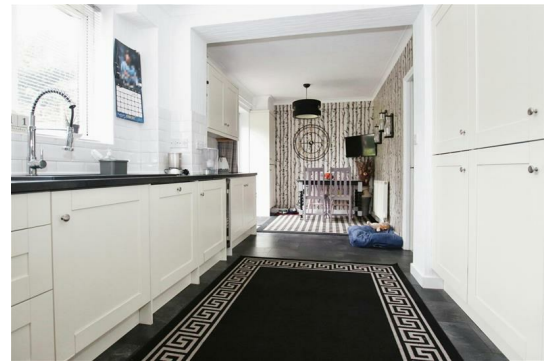
CONSERVATORY 3.45m x 3.63m (11'4" x 11'11")

With Upvc double glazed panels to sides and rear, Upvc double glazed double patio doors to rear, pendant light fitting with fan assist, panelled radiator, TV aerial connection point and power points.



EXTENDED FITTED KITCHEN / BREAKFAST ROOM 6.76m x 3.00m maximum (22'2" x 9'10" maximum)

With Upvc double glazed window to rear, Upvc double glazed French doors to rear, coving to ceiling, two pendant light fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in plasticised sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, tile effect flooring, panelled radiator, integrated wine chiller, integrated fridge plus freezer, two panelled radiators, power points and access off to;



UTILITY ROOM 3.33m x 2.77m (10'11" x 9'1")

With double glazed frosted front access door, Upvc double glazed window to front, wood panelling to walls, Manrose extractor fan, hand built base and wall mounted storage cupboards providing ample domestic cupboard space, Belfast sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for condenser dryer, panelled radiators, space for fridge/freezer, power points, built in meter cupboards and door to under stairs store. Access off to;



FULLY TILED SHOWER ROOM 2.31m x 2.01m (7'7" x 6'7")

With three spotlight fittings, fully tiled in modern grey wall ceramics, modern grey tiled flooring, chrome towel radiators, a white suite comprising of vanity sink unit with chrome mixer tap above, low level WC, corner shower unit with glazed access door plus Triton electric shower and extractor fan.



FIRST FLOOR LANDING

With pendant light fitting, coving, access to loft space, dado rail, door to built in airing cupboard and doors to rooms including;



BEDROOM ONE (FRONT) 3.15m to wardrobe frontage x 3.48m (10'4" to wardrobe frontage x 11'5")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, beechwood effect laminate flooring, power points and built in double wardrobes providing ample domestic hanging space and storage space.



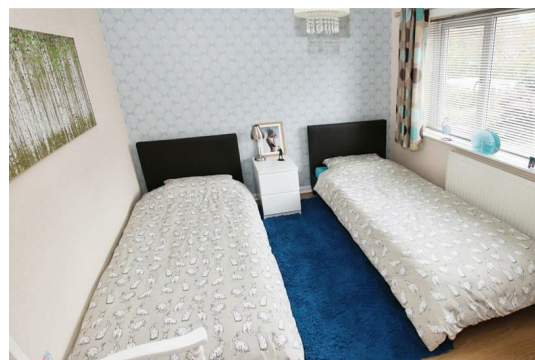
BEDROOM TWO (FRONT) 3.45m x 3.45m + wardrobe recess (11'4" x 11'4" + wardrobe recess)

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE (REAR) 2.92m + door recess x 3.02m (9'7" + door recess x 9'11")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, beechwood effect laminate flooring and power points.



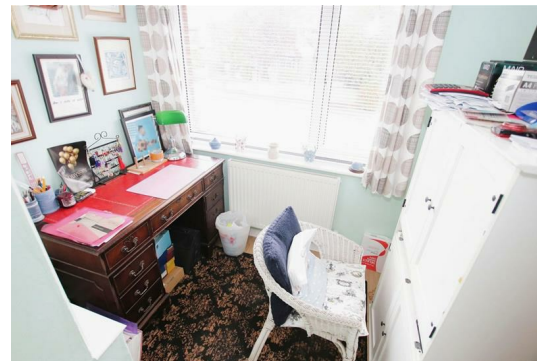
BEDROOM FOUR (REAR) 3.45m x 2.46m (11'4" x 8'1")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, oak effect laminate flooring and power points.



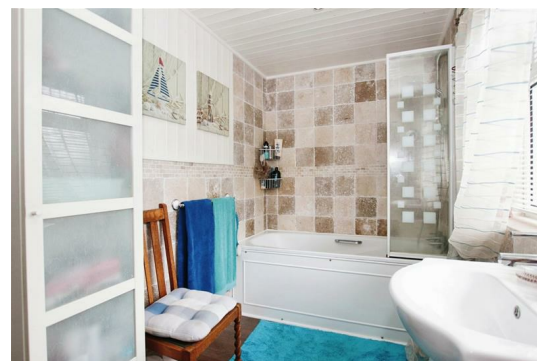
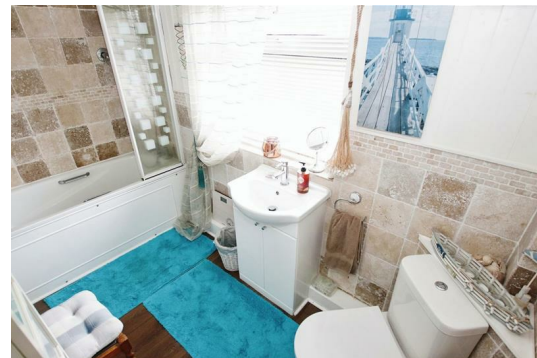
BEDROOM FIVE (FRONT) 2.51m x 2.24m (8'3" x 7'4")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, oak effect laminate flooring, BT telephone point (Subject to usual transfer regulations), power points and built in double wardrobe providing ample hanging space and storage space.



FIRST FLOOR BATHROOM 3.20m x 1.65m (10'6" x 5'5")

With Upvc double glazed frosted window to rear, wood panelling to ceiling, four spotlight fittings, a white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with taps above plus thermostatic direct flow shower, travertine wall tiling with decorative mosaic border tile, oak effect laminate flooring and panelled radiators.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, a compressed concrete driveway provides off road parking for two or so vehicles, stone chipping and mature shrubs and plants to borders.

REAR GARDEN

Bounded by concrete post and timber fencing, paved pathways provide access to a lawn section with mature shrubs and plants to borders, paved area provides patio and sitting space, garden timber shed, double timber gates provide vehicular access to the rear of the property with a further off road parking space along with access to a detached single garage.



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.



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

