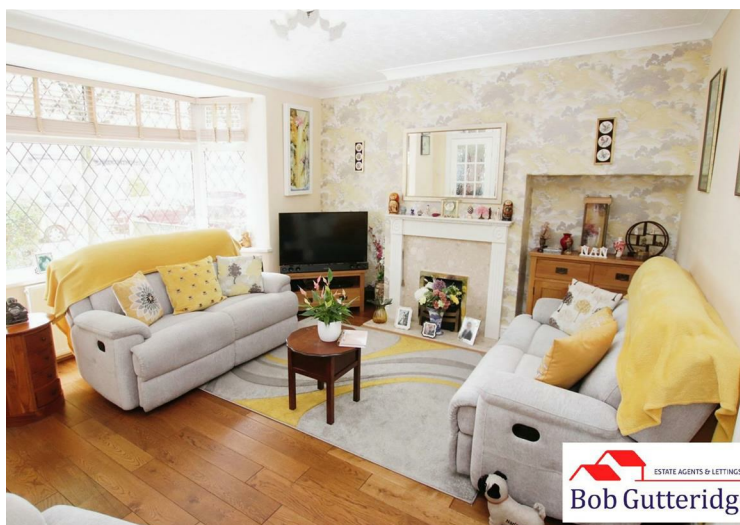


68 Basford Park Road, May Bank, Newcastle, Staffs, ST5 0PP



Freehold £209,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable period semi detached home situated in this leafy and convenient May Bank location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge, EXTENDED sitting room / diner, modern fitted kitchen and to the first floor are three bedrooms, a usable loft space and a modern bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. Viewing Advised !

ENTRANCE HALL

Upvc double glazed front access door, Upvc double glazed window to side aspect, panelled radiator, solid engineered wooden flooring, stairs to first floor landing and door leads off to;



LOUNGE 4.75m x 4.22m to bay (15'7" x 13'10" to bay)

Upvc double glazed window to front aspect, feature surround, solid engineered wooden flooring, panelled radiator and power points.



SITTING ROOM / DINER 5.18m x 2.79m (17'0" x 9'2")

Upvc double glazed window, Upvc double glazed French doors to rear aspect, laminate flooring, panelled radiator and power points.



FITTED KITCHEN 2.84m x 2.79m (9'4" x 9'2")

Upvc double glazed window to side aspect. Upvc double glazed door to rear aspect, a range of base and wall storage cupboards providing ample domestic cupboard and drawer space, work surfaces, inset single drainer sink unit with mixer tap above, integrated four ring electric hob, double oven/grill with extractor hood above, integrated fridge/freezer, plumbing for automatic washing machine, panelled radiator, vinyl flooring and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side aspect. store cupboard housing a Baxi combination gas central heating boiler providing the domestic hot water and central heating systems, access to a usable loft space via a retractable ladder which features floor boarding, skylight and under eaves storage. Doors to rooms including;



BEDROOM ONE (FRONT) 3.35m x 2.87m (11'0" x 9'5")

Upvc double glazing to front aspect, sliding doors reveal a fitted cupboard, panelled radiator and power points.



BEDROOM TWO (REAR) 3.71m x 2.18m to wardrobes (12'2" x 7'1" to wardrobes)

With Upvc double glazed window to rear aspect. sliding doors reveal fitted wardrobes to one wall, panelled radiator and power points..



BEDROOM THREE 2.79m x 1.88m (9'2" x 6'2")

Upvc double glazed window to front aspect. panelled radiator and power points.



FIRST FLOOR BATHROOM 2.74m x 1.70m (9'0" x 5'7")

Upvc double glazed window to rear aspect. an attractive suite comprising of low level WC, vanity sink unit, panelled bath unit with Mira electric shower, glazed screen, ceramic tiling to walls and floor plus heated towel radiator.



EXTERNALLY

FORE GARDEN

The property stands behind wrought iron gates and fencing, ornamental pebbled area with borders containing established plants and shrubs and a driveway leads to a detached garage.



REAR GARDEN

There is an enclosed garden to the rear which is laid to patio with beds and borders providing ample patio space and sitting space.



COUNCIL TAX

Band 'B' 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

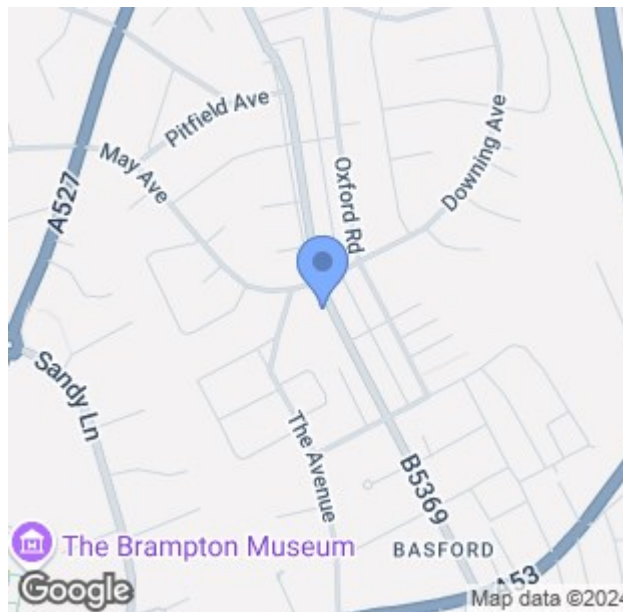
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		76 C
55-68	D	60 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

