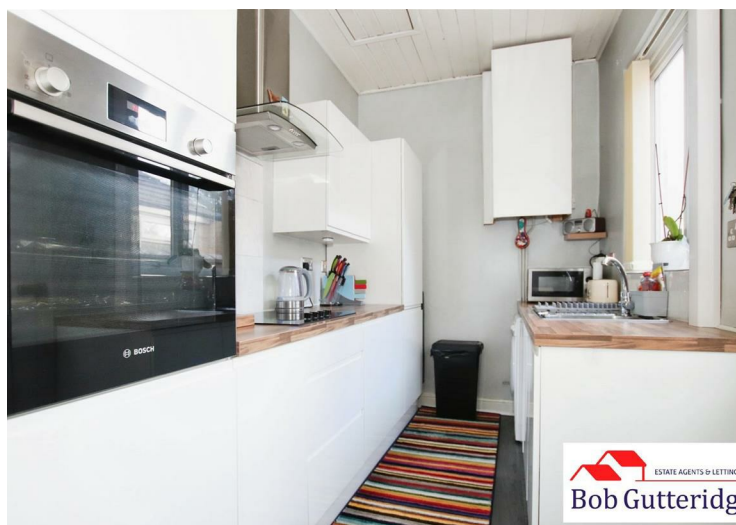


41 Langley Street, Basford, Stoke-On-Trent, Staffs, ST4 6EA



Freehold £125,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home situated in this ever popular and convenient Basford location which provides ease of access to both Newcastle and Hanley town centres as well as offering good road links to the A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of sitting room, lounge, modern fitted kitchen and to the first floor are two bedrooms along with a first floor shower room. Externally the property enjoys an enclosed rear yard. Viewing Advised !

SITTING ROOM 3.45m x 3.30m (11'4" x 10'10")

With Upvc double glazed frosted front access door with frosted skylight above, Upvc double glazed window to front, coving to ceiling, pendant light fitting, two wall light fittings, double panelled radiator, built in meter cupboard, power points and part panelled/part glazed door provides access off to;



LOUNGE 3.63m x 3.43m (11'10" x 11'3")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, picture rail, two wall light fittings, panelled radiator, Virgin Media connection point (subject to usual transfer regulations), feature fire surround, TV aerial connection point, oak effect laminate flooring, door to under stairs storage cupboard, stairs to first floor landing and door leads off to;



FITTED KITCHEN 3.20m x 1.96m (10'6" x 6'5")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, panelled ceiling, four lamp spotlight fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in wood block effect with built in four ring ceramic hob unit with extractor hood above, built in Bosch fan assisted oven, integrated stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, built in fridge/freezer and built in boiler cupboard housing a Vokera combination boiler providing domestic hot water and central heating systems, ceramic splashback tiling, vinyl cushion flooring, double panelled radiator and power points.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors to rooms including;



BEDROOM ONE (FRONT) 3.43m x 3.33m (11'3" x 10'11")

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



BEDROOM TWO 3.43m x 2.16m (11'3" x 7'1")

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



FIRST FLOOR SHOWER ROOM 2.46m x 1.40m plus shower recess (8'1" x 4'7" plus shower recess)

With four lamp light fitting, extractor fan, a built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic direct flow shower with separate hair attachment, ceramic splashback tiling, vinyl cushion flooring and modern chrome towel radiator.



EXTERNALLY

REAR YARD

Bounded by garden brick walls along with concrete post and timber fencing, timber gate provides pedestrian access to the rear of the property, stone chipping and patio area providing ample domestic patio and sitting space and access to a detached brick shed providing ample domestic external storage space etc.



COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent 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.

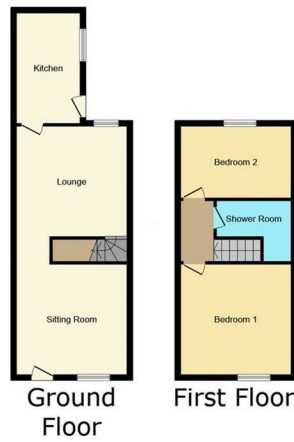
SERVICES

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.

41 Langley Street, Basford, Stoke On Trent



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 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

