

458 Shelton New Road, Basford, Stoke-On-Trent, Staffs, ST4 6DR



Freehold £149,950

Bob Gutteridge Estate Agents are pleased to offer to the market this elevated town house situated in this convenient Basford location which provides ease of access to local shops, schools and amenities 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 entrance lobby, bay fronted lounge, fitted kitchen/dining room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to both front and rear. We are also pleased to confirm this home is being sold with the advantage of No Vendor Chain !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door, pendant light fitting, stairs to first floor landing, ceramic tiled flooring and door leads off to;

BAY FRONTED LOUNGE 4.24m into bay x 4.11m (13'11" into bay x 13'6")

With Upvc double glazed bay window to front, pendant light fitting, smoke alarm, picture rail, wood effect laminate flooring, built in gas meter cupboard, BT telephone point (subject to usual transfer regulations), two wall light fittings, power points and door leads off to;



FITTED KITCHEN/DINING ROOM 5.13m x 2.01m (16'10" x 6'7")

With Upvc double glazed window to rear, Upvc double glazed frosted rear access door, two lamp light fitting, four lamp light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, modern wood effect flooring, space for electric cooker, space for fridge/freezer, plumbing for automatic washing machine, power points and built in boiler cupboard housing combination boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

With battery/mains smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.05m x 1.07m plus door recess (10'0" x 3'6" plus door recess)

With Upvc double glazed window to front, decorative picture rail, pendant light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 3.28m reducing to 2.36m x 2.64m (10'9" reducing to 7'9" x 8'8")

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



BEDROOM THREE 2.06m x 2.03m (6'9" x 6'8")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, built in storage cupboard and recessed area providing built in wardrobe providing domestic hanging space and storage space etc.



FIRST FLOOR BATHROOM 2.36m x 1.68m (7'9" x 5'6")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, a coloured suite comprising low level WC, pedestal sink unit, panelled bath unit with Victorian style mixer tap and shower attachment, ceramic wall tiling, double panelled radiator, extractor fan and wood effect flooring.



EXTERNALLY



FORE GARDEN

Bounded by mature hedges to borders with steps leading up to the front of the property, lawn section with shrubs and plants.



REAR GARDEN

Bounded by mature hedges to borders with paved area providing patio and sitting space, tiered up with lawn section.



COUNCIL TAX

Band 'B' 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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

