

60 The Avenue, Basford, Newcastle, Staffs, ST5 0NQ



Freehold Offers in excess of £185,000

**** NO VENDOR CHAIN !! **** Bob Gutteridge Estate Agents are delighted to bring to the market this attractively presented traditional semi detached home situated in this highly regarded Basford location which provides ease of access to both Hanley and Newcastle town centres as we as being near to local shops, schools and amenities. This home over recent years has been enhanced with the modern-day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, separate sitting room, fitted kitchen, utility room and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to both front and rear. We can also confirm this home is being sold with the advantage of No Vendor Upward Chain!

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, Upvc double glazed frosted panel to side with inset lead pattern and stained glass, pendant light fitting, picture rail, double panelled radiator, four power points, BT telephone point (subject to usual transfer regulations), door to under-stairs storage cupboard providing ample domestic storage and shelving space etc along with housing the electricity consumer unit.



BAY FRONTED LOUNGE 4.19m into bay x 3.61m (13'9" into bay x 11'10")

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylight, coving to ceiling, picture rail, pendant light fitting, feature fireplace with ceramic tiled insert, double panelled radiator and ten power points.



SITTING ROOM 3.35m x 3.63m (11'0" x 11'11")

With Upvc double glazed window to rear, three lamp brass and glass light fitting, picture rail, feature fireplace with built in living flame coal effect gas fire, double panelled radiator, TV aerial connection point and ten power points.



FITTED KITCHEN 2.26m x 1.78m (7'5" x 5'10")

With Upvc double glazed window to rear, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in Hotpoint four ring gas hob unit with Candy oven beneath plus extractor hood above, ceramic splashback tiling, vinyl cushion flooring, panelled radiator, spurs for appliances, six power points and access off to;



UTILITY ROOM 3.48m x 0.76m (11'5" x 2'6")

With Upvc double glazed frosted side access door, pendant light fitting, plumbing for automatic washing machine, space for stacked condenser dryer, space for fridge/freezer and four power points.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, decorative picture rail, Upvc double glazed frosted window to side with inset lead pattern and stained glass, doors lead off to rooms including;

BEDROOM ONE (FRONT) 3.61m x 3.63m (11'10" x 11'11")

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



BEDROOM TWO 3.35m x 3.61m (11'0" x 11'10")

With Upvc double glazed window to rear, pendant light fitting, picture rail, panelled radiator, TV aerial connection point, eight power points and freestanding wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM THREE 1.96m x 1.78m (6'5" x 5'10")

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



FIRST FLOOR BATHROOM 2.29m x 1.80m (7'6" x 5'11")

With Upvc double glazed frosted window to rear, pendant light fitting, a white suite comprising of low level dual flush WC, pedestal sink unit, panelled "P" shaped shower unit with curved grey shower screen along with mixer tap and shower attachment, ceramic splashback tiling, vinyl cushion flooring, double panelled radiator and door to built in boiler cupboard housing a Baxi Platinum combination boiler providing domestic hot water and central heating systems.



EXTERNALLY

FORE GARDEN

Bounded by garden brick/block walls along with timber fencing and mature hedges, a metal gate provides pedestrian access to the front of the property, paved pathway with frontage and circular paved area with stone chipping to borders providing ease of maintenance, access which leads alongside the property providing access off;



REAR GARDEN

Bounded by garden brick walls along with timber fencing, concrete post and timber fencing, paved area providing ample domestic patio and sitting space with mature shrubs and plants to borders.



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.

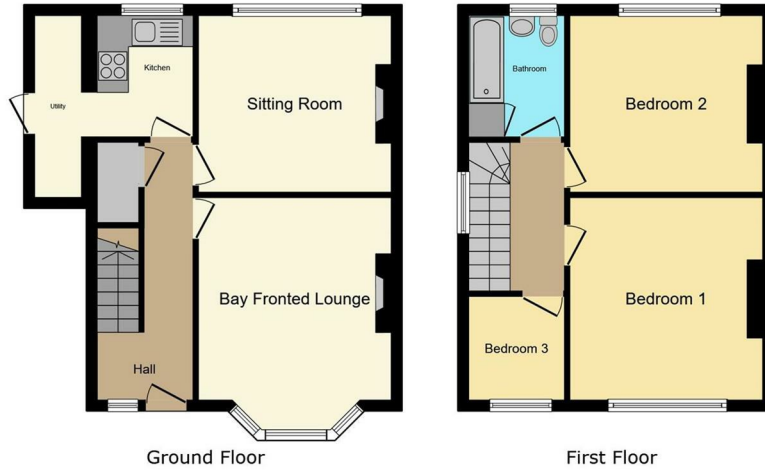
NOTE

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.

VIEWING

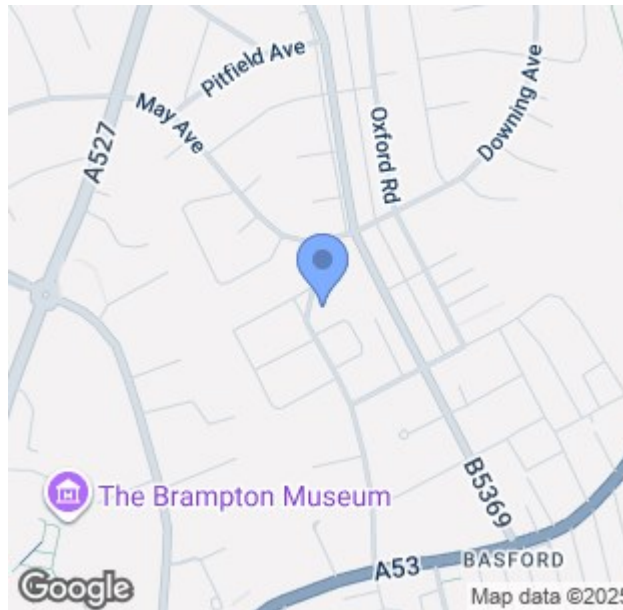
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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



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