



Richmond Grove | Basford | Newcastle | ST5 0LF

£185,000

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## Property Description

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### ENTRANCE HALL

Entrance door and window to the front elevation, radiator, wood effect laminate flooring, staircase leading to the first floor and under stairs storage cupboard.

### LOUNGE

12' 5" x 10' 11" (3.78m x 3.33m) Radiator, coving to the ceiling, wood effect laminate flooring and double glazed window to the front elevation.

### DINING ROOM

11' 10" x 10' 11" (3.61m x 3.33m) Electric fire with tiled hearth and surround, radiator, wood effect laminate flooring, television point, double glazed patio door and window to the rear elevation, leading to the garden.

### KITCHEN

8' 8" x 5' 11" (2.64m x 1.8m) Fitted base and wall units, stainless steel sink and single drainer unit with mixer tap, radiator and double glazed window to the side elevation.

### UTILITY AREA

5' 10" x 5' 9" (1.78m x 1.75m) Fitted wall units, plumbing for a washing machine, window to the rear elevation and double glazed entrance door to the side elevation.

### FIRST FLOOR LANDING

Double glazed window to the side elevation.

### MASTER BEDROOM

11' 10" x 11' (3.61m x 3.35m) Fitted wardrobes, radiator and double glazed window to the rear elevation.

### BEDROOM TWO

13' 1" x 11' (3.99m x 3.35m) Radiator and double glazed window to the front elevation.

### BEDROOM THREE

6' 11" x 5' 11" (2.11m x 1.8m) Radiator and double glazed window to the front elevation.

### BATHROOM

7' 1" x 5' 10" (2.16m x 1.78m) Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Loft access, tiled walls, radiator and double glazed window to the rear elevation.

### EXTERIOR

To the front of the property there is a driveway providing off road parking and a low maintenance gravel garden, To the rear there is a paved patio, enclosed lawned garden and a detached garage with up and over door.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

#### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

#### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements