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68 Basford Park Road, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0PP



Freehold £220,000

Bob Gutteridge Estate Agents are pleased to bring to the market this well presented semi-detached home, situated in this desirable residential location in May Bank. The property is well placed for access to local shops, schools and amenities, whilst also offering good road links to both the A500 and A34. As you would expect, this lovely property offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises entrance hall, bay-fronted lounge, extended sitting / dining room, fitted kitchen, and to the first floor are three bedrooms and a bathroom, along with a usable loft space providing ample storage space. Externally, the property offers gardens to both the front and rear, together with a garage providing convenient storage and parking for a vehicle.

Offering well-proportioned accommodation in a popular and convenient residential location, this well presented semi-detached home is sure to appeal to a variety of buyers.

Viewing of this property is considered ESSENTIAL!

ENTRANCE HALLWAY 1.65m x 1.24m (5'5" x 4'1")

With Upvc double-glazed frosted front access door with inset lead effect, Upvc double-glazed frosted window to side, pendant light fitting, smoke alarm, single panelled radiator, dado railing, power points, wood-effect laminate flooring, staircase to first floor and doors leading off to;



BAY-FRONTED LOUNGE 4.22m x 4.60m maximum (13'10" x 15'1" maximum)

With Upvc double-glazed bay window to front with inset lead effect, three-lamp light fitting, coving to ceiling, double panelled radiator, feature hearth with coal-effect gas fire, wood-effect laminate flooring, Openreach connection point (subject to usual transfer regulations), TV aerial connection point, power points, access to under-stairs storage cupboard providing ample domestic storage space and a multi-glazed door leading off to;



EXTENDED SITTING / DINING ROOM 5.08m x 2.79m (16'8" x 9'2")

With Upvc double-glazed patio French opening doors to rear, Upvc double-glazed windows to side and rear aspects, two three-lamp light fittings, single panelled radiator, power points, wood-effect laminate flooring and a multi-glazed door leading off to;



FITTED KITCHEN 2.84m x 2.72m (9'4" x 8'11")

With Upvc double-glazed frosted rear access door, Upvc double-glazed window to side, four-lamp spotlight fitting, double panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in composite bowl and a half sink unit with mixer tap above, built-in Belling dual-compartment oven with four-ring hob and extractor hood above, integrated fridge/freezer, space for automatic washing machine, power points, ceramic splashback tiling and tile-effect vinyl cushion flooring.



FIRST FLOOR LANDING 2.26m x 2.77m (7'5" x 9'1")

With Upvc double-glazed window to side, pendant light fitting, smoke alarm, loft access, telephone line connection point, built-in airing cupboard housing a gas combination boiler providing the domestic hot water and heating systems, decorative picture railing, decorative dado railing and doors leading off to;



BEDROOM ONE (FRONT) 2.79m x 3.30m (9'2" x 10'10")

With Upvc double-glazed window to front with inset lead effect, pendant light fitting, single panelled radiator, power points and built-in wardrobe providing ample domestic hanging and storage space.



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

With Upvc double-glazed window to rear, pendant light fitting, single panelled radiator, power points and built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE (FRONT) 2.77m x 1.85m (9'1" x 6'1")

With Upvc double-glazed window to front with inset lead effect, pendant light fitting, single panelled radiator and power points.



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

With Upvc double-glazed window to rear, three-lamp light fitting, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, vanity unit with mixer tap above, panel bath with mixer tap above and separate Mira Vie electric shower unit, Manrose extractor fan, ceramic wall tiling and ceramic floor tiling.



EXTERNALLY

FOREGARDEN

Bounded by concrete posts, timber fencing and metallic fencing with metallic front access gate, stone slab paving and driveway, slate chippings, built-in meter box housing gas meter and driveway parking for three vehicles and access off to;



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with sandstone paving and patio area providing ample domestic patio and sitting space, raised bedding with mature garden shrubbery, outdoor tap and access off to;



CONCRETE SECTIONAL DETACHED GARAGE 4.88m x 2.21m (16'0" x 7'3")

With Upvc double-glazed window to side and metallic up-and-over-style front access door, providing ample domestic storage space and/or parking for one vehicle.

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.

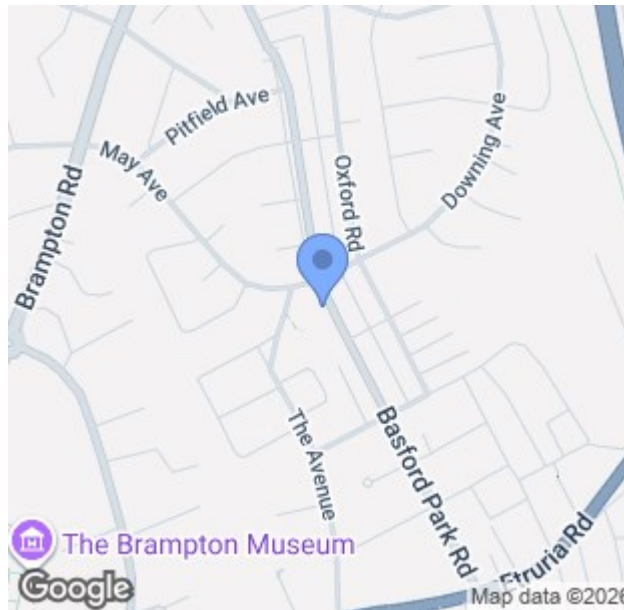
VIEWING

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



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 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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ESTATE AGENTS & LETTINGS



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

