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ESTATE AGENTS & LETTINGS
Bob Gutteridge

2 Baden Street, Newcastle, Staffordshire, ST5 9EL







Leasehold Offers in excess of £115,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home, situated within the ideal and convenient location of Newcastle-under-Lyme town centre, providing ease of access to local shops, schools, and amenities, whilst also offering good road links to the A34. As expected, this home benefits from the modern-day comforts of Upvc double glazing together with gas central heating. In brief, the accommodation comprises a lounge, separate sitting room, and modern fitted kitchen. To the first floor are two generous double bedrooms together with a family bathroom. Externally, the property enjoys an enclosed rear yard.

The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the accommodation, convenient town centre location, and excellent potential this traditional Victorian home has to offer.

LOUNGE 4.57m x 3.45m (15'0" x 11'4")

With Upvc double glazed frosted front access door, Upvc double glazed window to the front, pendant light fitting, double panelled radiator, Virgin Media connection point and BT telephone point (subject to usual transfer regulations), built-in gas and electricity meter cupboard, feature fire surround incorporating a built-in log-effect gas fire, power points, wall-mounted thermostat, staircase rising to the first floor landing, and access leading to:

SITTING ROOM 3.71m x 3.45m (12'2" x 11'4")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and door leading off to;





FITTED KITCHEN 6.20m x 1.91m reducing to 1.35m (20'4" x 6'3" reducing to 4'5")

Upvc double glazed windows to the side, a range of base and wall-mounted high-gloss cream storage cupboards providing ample domestic cupboard and drawer space, built-in four-ring ceramic gas hob with oven beneath plus extractor hood above, stainless steel splashback, ceramic splashback tiling, ceramic tiled flooring, breakfast bar, space for under-counter fridge and freezer, plumbing for an automatic washing machine, two batten light fittings, and power points.





FIRST FLOOR LANDING 1.09m x 0.99m (3'7" x 3'3")
With pendant light fitting, smoke alarm and doors leading off to;



BEDROOM ONE (FRONT) 4.01m x 3.56m (13'2" x 11'8")
With Upvc double glazed window to the front, pendant light fitting, double panelled radiator, power points, and access to:







HALLWAY 4.24m x 0.71m (13'11" x 2'4")
With pendant light fitting and doors leading off to:

BEDROOM TWO (REAR) 3.20m x 3.71m reducing to 2.95m (10'6" x 12'2" reducing to 9'8")
With Upvc double glazed window to the rear, pendant light fitting, double panelled radiator, and power points.





FIRST FLOOR BATHROOM 2.72m x 1.93m (8'11" x 6'4")
With Upvc double glazed frosted window to the rear, enclosed light fitting, a white suite comprising low-level WC, pedestal wash hand basin, panel bath with Victorian-style mixer tap and shower attachment, corner glazed shower cubicle, Aqua boarding to splashback areas, ceramic half-wall tiling, and ceramic tiled flooring.





EXTERNALLY

ENCLOSED REAR YARD
Bounded by concrete posts and timber fencing, with a paved area providing ample domestic patio and sitting space together with ease of maintenance, raised timber decked area, and stone chipping area.



COUNCIL TAX
Band 'A' 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 or 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.

LEASEHOLD INFORMATION
Initial Lease Term: 999 years from 29 September 1923
Lease Term Remaining: 896 Years
Ground Rent: £2 Per Annum

Baden Street, Newcastle

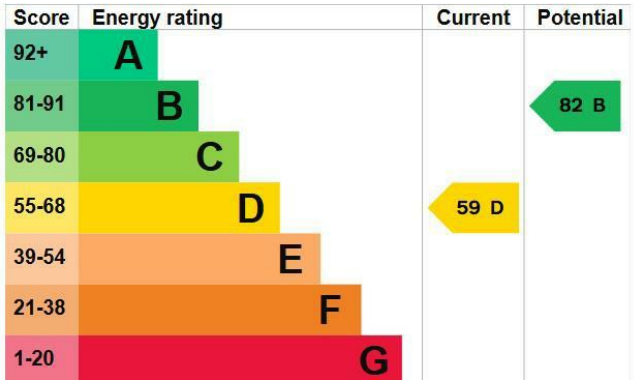


Ground Floor First Floor

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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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.