2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

471 Etruria Road, Basford, Stoke-On-Trent, Staffs, ST4 6JW







Freehold £125,000

Bob Gutteridge Estate Agents are pleased to bring to the market this desirable and spacious fore courted Victorian terraced home situated in this convenient Basford location which provides ease of access to Festival Park and Newcastle Town Centre as well as being well placed for access to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, dining room, lounge, fitted kitchen and to the first floor are three bedrooms along with a generous first floor bathroom. Externally the property offers an enclosed rear yard. Viewing Is Considered Essential !

ENTRANCE HALL

With Upvc double glazed frosted front access door incorporating frosted skylight above, original cornice to ceiling, feature archway, panelled radiator, two power points and BT telephone point (subject to usual transfer regulations). Stairs to the first floor landing and door leading off to;



DINING ROOM 3.58m x 3.43m (11'9" x 11'3")

With Upvc double glazed window to the front, original cornice to ceiling, pendant light fitting, double panelled radiator, feature fire surround with built-in living flame coal effect gas fire and power points.



LOUNGE 3.68m x 3.43m (12'1" x 11'3")

With Upvc double glazed window to the rear, coving to ceiling, pendant light fitting, double panelled radiator, power points,TV aerial connection point and feature fireplace with built-in living flame coal effect gas fire. Door leading off to;





FITTED KITCHEN 3.58m x 2.64m (11'9" x 8'8")

With Upvc double glazed frosted side access door, Upvc double glazed window to the side, coving to ceiling, fluorescent tube light fitting, fitted with a range of base and wall mounted textured storage cupboards providing ample cupboard and drawer space, round-edge work surface with stainless steel sink unit with taps above, space for freestanding electric cooker, plumbing for automatic washing machine, space for fridge/freezer, half wood panelled walls, vinyl cushioned flooring in tile effect, double panelled radiator and power points. Door to;



UNDER STAIRS PANTRY

Providing ample shelving and storage space.

FIRST FLOOR LANDING

With access to loft space, coving, pendant light fitting and doors leading off to rooms including built-in storage cupboards providing ample shelving and storage space.



BEDROOM ONE (FRONT) 3.56m x 2.62m (11'8" x 8'7")

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



BEDROOM TWO (REAR) 3.68m x 2.54m (12'1" x 8'4")

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



BEDROOM THREE (FRONT) 3.56m reducing to 2.69m x 1.83m (11'8" reducing to 8'10" x 6'0")

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



FIRST FLOOR BATHROOM 3.61m x 2.69m (11'10" x 8'10")

With Upvc double glazed frosted window to the rear, enclosed light fitting, coving to ceiling, double panelled radiator, a white suite comprising low level dual flush WC, vanity sink unit with taps above, panelled bath with Triton electric shower above, ceramic splashback tiling and door to built-in airing cupboard housing a Baxi Duo-Tec combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

FORE COURT

With brick walls to frontage and paved pathways providing ease of maintenance.

ENCLOSED REAR YARD

Bounded by brick walls with timber gate providing pedestrian access to the rear of the property. Paved patio and seating area together with external brick store providing ample external storage space.





COUNCIL TAX

Band 'A' 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 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

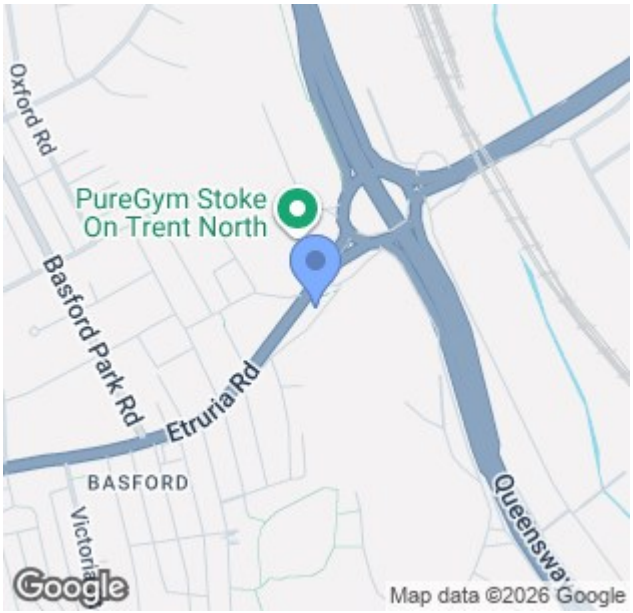
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

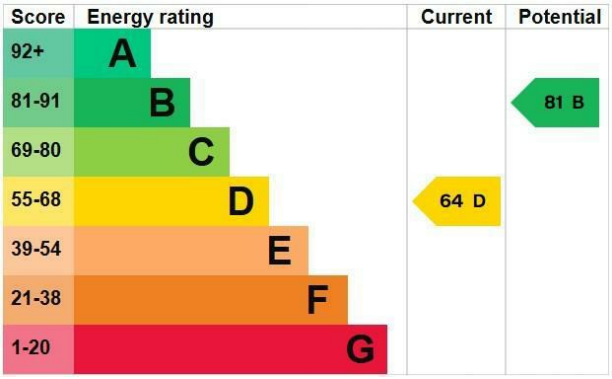
471, Etruria Road, Stoke-On-Trent, ST4 6JW, GB



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

Bob Gutteridge





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

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.UK · naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge