

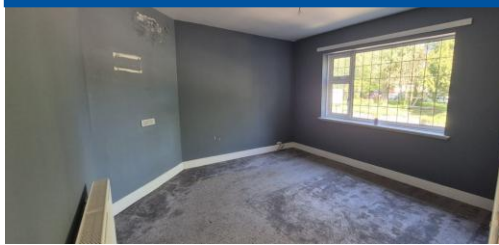


Etruria Road | Basford | Stoke-on-Trent | ST4 6HL

£240,000

A SPACIOUS LINKED DETACHED PROPERTY -WITH NO UPWARD CHAIN.

This three bedroom home is situated in Basford, Stoke-on-Trent with excellent commuter links to Hanley and Newcastle Under Lyme as well as the Royal Stoke University Hospital - offering excellent commuter links and amenities cross the area. Internally the property comprises of porch, entrance hallway, lounge to the front and dining room to the rear, with a kitchen area/space which is in need of some work to make fully functional - as well as a potential utility area / wet room. To the first floor there is a family bathroom, separate WC and three bedrooms. Externally the property consists of front and rear gardens, patio and garage to the rear.



Property Description

ENTRANCE HALL

Porch leading to front internal door. Leading to spacious tiled entrance hallway, cloakroom, staircase and under stairs storage. Along with access to combi boiler.

LOUNGE

12' 5" x 12' 5" (3.81m x 3.80m) Bay fronted lounge with single radiator and tiled flooring.

DINING ROOM

12' 5" x 13' 5" (3.801m x 4.101m) Dining area to the rear with patio sliding doors, tiled flooring, single radiator and views to the rear garden/patio area.

UTILITY AREA

Space for a potential utility room, downstairs wet room and additional storage - subject to plumbing requirements being met.

KITCHEN

12' 11" x 9' 7" (3.94m x 2.94m) Large kitchen space in need of additional work to use as a fully serviced kitchen. With cupboards, tiled flooring, single radiator and u p v c door leading to the rear garden and patio area.

LANDING

A modern and stylish looking area, with stained glass skylight and access to all first floor rooms.

BEDROOM ONE

12' 5" x 12' 5" (3.81m x 3.81m) Spacious front facing bedroom with window, single radiator.

BEDROOM TWO

13' 5" x 11' 0" (4.10m x 3.37m) Rear facing bedroom with window single radiator.

BEDROOM THREE

7' 11" x 7' 9" (2.429m x 2.377m) Front facing bedroom with window, single radiator.

WC

Upstairs WC and sink unit.

BATHROOM

Family bathroom with built in storage cupboard, bath, over head shower and hand basin/sink with window to the rear.

EXTERNAL

Paved front garden area and to the rear there is a lawn garden with patio and access to a large garage.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

www.louistaylor.co.uk

newcastle@louis-taylor.co.uk

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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