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ESTATE AGENTS & LETTINGS
Bob Gutteridge

133 Basford Park Road, Basford, Newcastle, Staffs, ST5 0PN

Freehold £120,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional bay-fronted fore courted terraced home, situated on a tree-lined street within the popular residential location of Basford. The property provides ease of access to both Newcastle-under-Lyme town centre and Festival Park, whilst also being conveniently located for local shops, schools, and amenities. Although the property would benefit from a programme of general modernisation and updating, it already benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating, providing an excellent opportunity for purchasers to create a home to their own specification. In brief, the accommodation comprises a bay-fronted lounge, separate sitting room, fitted kitchen, and a ground floor bathroom. To the first floor are two generous double bedrooms. Externally, the property enjoys a forecourt frontage together with 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 location, and outstanding potential this traditional home has to offer.

BAY FRONTED LOUNGE 4.17m into bay x 3.45m (13'8" into bay x 11'4")

With Upvc double glazed bay window to the front, Upvc double glazed frosted front access door with frosted double glazed skylight above, original cornice to the ceiling, decorative ceiling rose, pendant light fitting, oak-effect laminate flooring, built-in electricity meter cupboard housing the consumer unit and meter, Virgin Media and Openreach connection points (subject to usual transfer regulations), decorative dado rail, double panelled radiator, power points, and access leading to:

SITTING ROOM 3.58m x 3.45m (11'9" x 11'4")

With Upvc double glazed window to the rear, coving to the ceiling, pendant light fitting, double panelled radiator, oak-effect laminate flooring, power points, door to understairs storage cupboard providing ample domestic shelving and storage space, staircase rising to the first floor landing, and access leading to:

FITTED KITCHEN 3.23m x 1.91m (10'7" x 6'3")

With Upvc double glazed window to the side, coving to the ceiling, artex finish to ceiling, pendant light fitting, chrome towel radiator, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces incorporating a bowl-and-a-half stainless steel sink unit with mixer tap above, half wood panelling to the walls, ceramic splashback tiling, space for a freestanding gas cooker, space for under counter fridge plus freezer, power points, and access leading to:

REAR LOBBY AREA

With Upvc double glazed frosted side access door and doors leading off to rooms, including a built-in boiler cupboard housing a Vaillant combination gas boiler providing the domestic hot water and central heating systems, together with plumbing for an automatic washing machine.

GROUND FLOOR BATHROOM 1.80m x 1.63m (5'11" x 5'4")

With Upvc double glazed frosted window to the side, textured ceiling, fully tiled high-gloss wall ceramics, and a white suite comprising a low-level WC, pedestal wash hand basin, panelled bath with Triton electric shower above, vinyl cushion flooring, and panelled radiator.

FIRST FLOOR LANDING

With wall light fitting and doors leading off to:

BEDROOM ONE (FRONT) 3.48m x 3.18m to chimney breast (11'5" x 10'5" to chimney breast)

With Upvc double glazed window to the front, pendant light fitting, decorative ceiling rose, coving to the ceiling, panelled radiator, power points, and built-in wardrobes providing ample domestic hanging and storage space.

BEDROOM TWO (REAR) 3.56m x 3.45m (11'8" x 11'4")

With Upvc double glazed window to the rear, pendant light fitting, panelled radiator, power points, and built-in storage cupboard providing ample shelving and storage space.

EXTERNALLY

FORE COURT

Bounded by garden brick walls with a metal gate providing pedestrian access to the front of the property and paved pathways.

ENCLOSED REAR YARD

With garden brick walls and timber fencing to the boundaries, timber gate providing pedestrian access to the rear of the property, paved pathways, and plum slate chippings providing ease of maintenance.

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.

Basford Park Road, Newcastle

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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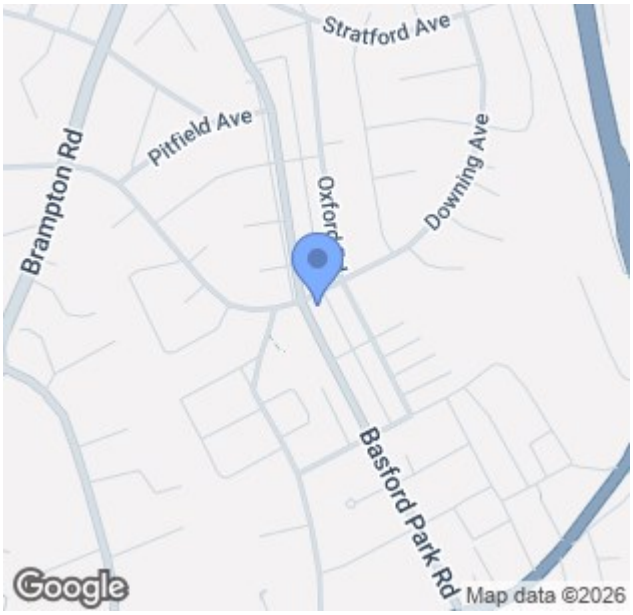

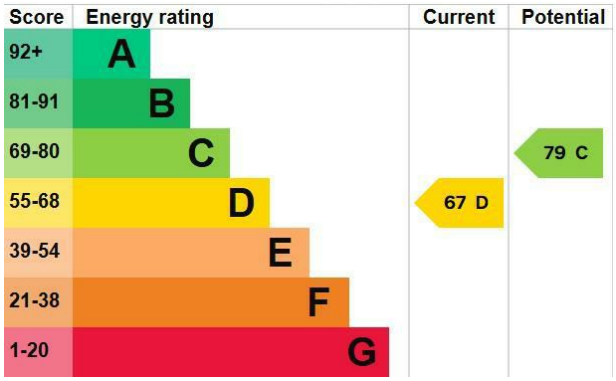

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

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