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

201 Basford Park Road, Basford, Newcastle, Staffs, ST5 0PH







Freehold £249,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable period semi-detached home, situated in this ever-popular and convenient Basford location. The property provides ease of access to both Festival Park and Newcastle town centre, whilst also offering excellent road links to the A34 and A500. The vendors have undertaken a programme of modernisation and improvements throughout recent years, resulting in a home which combines traditional period character with the modern-day comforts of Upvc double glazing and gas combination central heating. In brief, the spacious accommodation comprises entrance hall, downstairs WC, bay-fronted dining room, separate lounge and a beautifully appointed fitted kitchen incorporating a feature pantry. To the first floor are three generous double bedrooms, two of which benefit from built-in wardrobes, together with a first-floor shower room and a separate utility room. Externally, the property occupies a pleasant plot, with gardens to both the front and rear aspects. There is also vehicular access to the rear, together with a detached sectional garden store. The rear area offers potential for the creation of off-road parking, whilst the fore garden may also provide an opportunity to create a driveway, subject to the necessary planning permissions and relevant consents.

Offering spacious accommodation, a programme of previous improvements and exciting potential to further enhance the outside space, this attractive period home is ideally situated for access to local amenities and major road networks.

Early viewing is strongly recommended to fully appreciate the accommodation and potential this desirable Basford home has to offer.

ENTRANCE HALL

With Upvc double-glazed frosted front access door with inset leaded pattern, Upvc double-glazed window to front with inset lead-pattern stained glass, three-lamp light fitting, smoke alarm, panelled radiator, ceramic tiled flooring, and stairs to first-floor landing. Access leads to:



SIDE LOBBY AREA

With Upvc double-glazed frosted side access door, LED light fitting, ceramic tiled flooring, and bi-fold door providing access to an understairs storage cupboard housing the electricity consumer unit and meter, along with ample domestic storage space. Door leads off to:

DOWNSTAIRS WC 1.57m x 0.79m (5'2" x 2'7")

With Upvc double-glazed frosted window to side, enclosed LED light fitting, half-height wood panelling to walls, built-in low-level dual-flush WC, wall-mounted sink unit with chrome mixer tap above, and ceramic tiled flooring.



BAY FRONTED DINING ROOM 3.94m into bay x 3.15m (12'11" into bay x 10'4")

With Upvc double-glazed bay window to front, featuring inset lead-pattern stained glass to the skylights, pendant light fitting, decorative picture rail, decorative dado rail, oak-effect laminate flooring, feature fireplace with open grate, panelled radiator, and power points.





SEPARATE LOUNGE 4.09m x 3.30m (13'5" x 10'10")

With Upvc double-glazed window to rear, pendant light fitting, decorative picture rail, feature fire surround with open cast iron grate and ceramic insert, oak-effect flooring, double panelled radiator, and power points.





FITTED KITCHEN 3.28m x 2.51m (10'9" x 8'3")

With Upvc double-glazed window to rear, fluorescent tube light fitting, a range of base and wall-mounted Shaker-style sage storage cupboards providing ample domestic cupboard and drawer space, granite-effect round-edge work surface incorporating a built-in stainless steel sink unit with chrome mixer tap above, built-in five-ring Lamona ceramic induction hob with oven beneath, built-in slimline dishwasher, integrated fridge/freezer, ceramic tiled flooring, modern vertical radiator, and power points. Double doors provide access to a walk-in pantry with lighting and ample domestic shelving and storage space.







SPLIT LEVEL LANDING

With Upvc double-glazed frosted window to side featuring inset lead-pattern stained glass, access to loft space, pendant light fitting, decorative picture rail, and doors lead off to rooms including:





BUILT IN UTILITY CUPBOARD 1.60m x 0.76m (5'3" x 2'6")

With Upvc double-glazed frosted window to side, pendant light fitting, vinyl cushion flooring, ceramic half-wall tiling, plumbing for automatic washing machine, space for stacked condenser dryer above, and power points.



BEDROOM ONE (REAR) 3.40m to wardrobe frontage x 3.30m (11'2" to wardrobe frontage x 10'10")

With Upvc double-glazed window to rear, pendant light fitting, decorative picture rail, panelled radiator, and sliding wardrobe doors revealing built-in wardrobes providing ample domestic hanging and storage space.





BEDROOM TWO (REAR) 3.18m x 2.77m to chimney breast (10'5" x 9'1" to chimney breast)
With Upvc double-glazed window to front, pendant light fitting, panelled radiator, power points, and built-in double wardrobe providing ample domestic hanging and storage space.





BEDROOM THREE (REAR) 3.28m x 2.54m (10'9" x 8'4")
With Upvc double-glazed window to rear, pendant light fitting, decorative picture rail, panelled radiator, and power points.



FIRST FLOOR SHOWER ROOM 1.70m x 1.60m (5'7" x 5'3")
With Upvc double-glazed frosted window to side, Aqua boarding to ceiling, fully tiled walls with high-gloss ceramic wall tiling, enclosed light fitting, modern vertical chrome towel radiator, and a white suite comprising low-level dual-flush WC, vanity sink unit with chrome mixer tap above, and corner glazed shower cubicle with Mira Sprint electric shower. Double doors reveal a built-in boiler cupboard housing a Baxi 800 gas combination boiler providing domestic hot water and central heating, along with ample domestic storage space.



EXTERNALLY



FORE GARDEN

Bounded by mature hedges to the borders, together with garden brick walls. A metal gate provides pedestrian access to the front of the property. The foregarden features a paved pathway, stone chippings, and a variety of shrubs and plants to the borders. A pathway leads alongside the property, providing access to the:



ENCLOSED REAR GARDEN

Bounded by concrete and timber posts with timber fencing, together with garden brick walls. A crazy-paved area provides ample patio and outdoor seating space, alongside a lawned section with mature shrubs and plants to the borders. There is also a concrete sectional store with a glazed window to the rear, side access door, connected power supply, and ample external storage space.









COUNCIL TAX
Band 'C' 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.

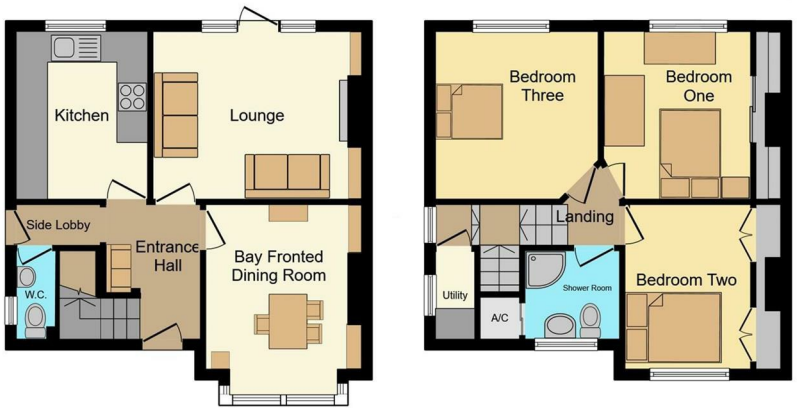
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.

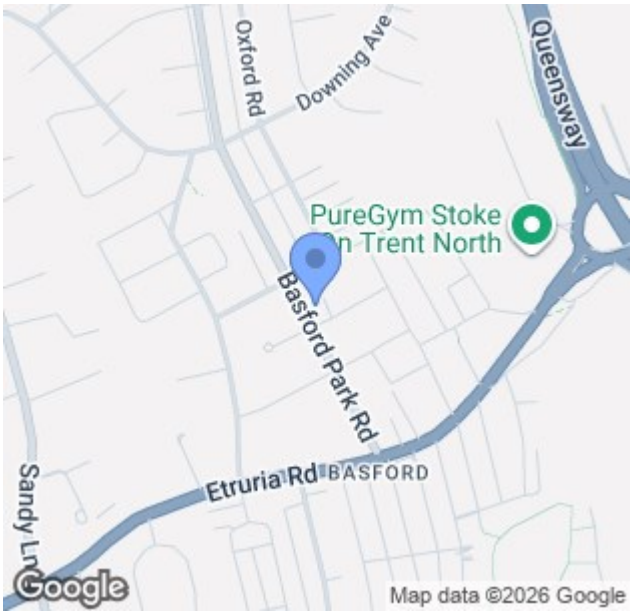
Basford Park Road, Newcastle

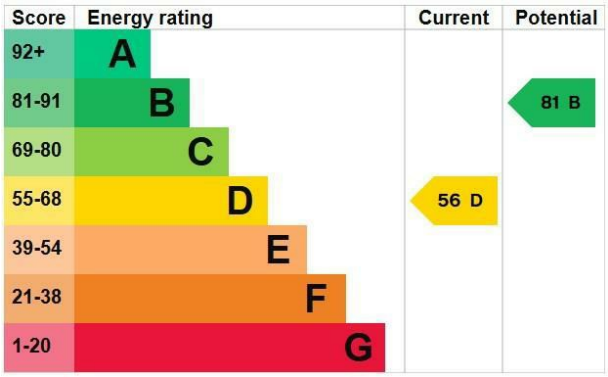


Ground Floor First F

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