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ESTATE AGENTS & LETTINGS
Bob Gutteridge

396 Shelton New Road, Basford, Stoke-On-Trent, Staffordshire, ST4 6EJ







Freehold Offers in excess of £90,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional town house situated in this convenient Basford location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500. The property is in need of modernization but benefits from partial Upvc double glazing and, in brief, comprises of entrance lobby, spacious lounge, sitting room, fitted kitchen and to the first floor are two generous bedrooms along with a first floor bathroom. Externally the property offers an enclosed rear yard. Additionally, we can confirm that the property is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALLWAY 3.58m x 1.75m (11'9" x 5'9")

With timber glazed front access door, glazed overlight, pendant light fitting, smoke alarm, cornicing to ceiling, built-in meter cupboard housing electricity meter and consumer unit, phone line / ADSL connection point, stairs to first floor and doors leading off to;





LOUNGE 3.94m x 3.73m (12'11" x 12'3")

With Upvc double glazed window with inset lead effect to front, pendant light fitting, cornicing to ceiling, fitted gas fire and power points.







SITTING ROOM 4.24m x 3.23m (13'11" x 10'7")

With timber glazed window to rear, three-lamp spotlight fitting, fitted gas fireplace with tiled hearth, power points and door leading off to;







FITTED KITCHEN 3.58m x 2.18m (11'9" x 7'2")

With timber multi-glazed rear access door, timber glazed window to rear, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, built-in stainless steel sink unit, freestanding gas oven with four-ring gas hob and grill above, power points, ceramic splashback tiling and access to pantry storage area providing ample additional storage space.







FIRST FLOOR LANDING 2.24m x 3.66m (7'4" x 12'0")

With timber glazed window to front, smoke alarm, loft access and doors leading off to;



BEDROOM ONE (FRONT) 3.71m x 3.91m maximum (12'2" x 12'10" maximum)

With Upvc double glazed window with inset lead effect to front, pendant light fitting, feature hearth and power points.







BEDROOM TWO (REAR) 4.24m x 3.25m maximum (13'11" x 10'8" maximum)
With timber glazed window to rear, pendant light fitting, feature hearth and power points.







FIRST FLOOR BATHROOM 2.74m x 2.24m (9'0" x 7'04")
With timber glazed window to rear, pendant light fitting, a white suite comprising low level WC, pedestal sink unit, and panelled bath unit, soft green ceramic splashback tiling, and a built-in airing cupboard housing a hot water cylinder providing the domestic hot water systems.



EXTERNALLY

ENCLOSED REAR GARDEN
Bounded by garden brick wall, with stone-flagged paving and patio area providing ample domestic patio and sitting space, and timber rear access gate.





COUNCIL TAX
Band 'A' amount payable to Stoke-on-Trent City 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.

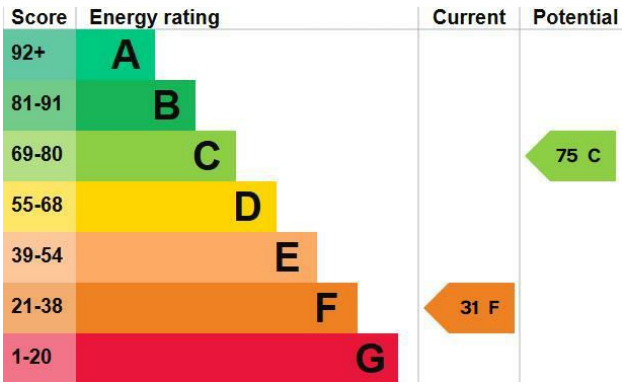
396, Shelton New Road, Stoke-On-Trent, ST4 6EJ, GB



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

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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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