

109 Basford Park Road, May Bank, Newcastle, Staffs, ST5 0PS



Freehold Offers in excess of £210,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and traditional double bay fronted semi-detached home situated within the highly regarded May Bank location, conveniently placed for local shops, schools and amenities, whilst also offering excellent road links into Newcastle town centre and Festival Park. As you would expect, this beautifully presented home benefits from the modern comforts of Upvc double glazing (with the exception of one feature window) together with gas combination central heating. In brief, the accommodation comprises of entrance hall, spacious through lounge with feature open cast iron fireplace and an open plan modern fitted kitchen/dining room. To the first floor are three generous bedrooms along with a family bathroom. Externally, the property enjoys gardens to both the front and rear elevations, together with the potential to create off road parking to the rear, should this be required.

This attractive home should be viewed at a prospective purchaser's earliest convenience to avoid disappointment !

ENTRANCE HALL

With composite double glazed frosted front access door incorporating inset lead pattern, smoke alarm, pendant light fitting, stripped and treated floorboards, stairs to first floor landing and part panelled/part glazed doors providing access off to rooms including;



THROUGH LOUNGE 5.18m plus bay x 3.66m (17'0" plus bay x 12'0")

With Upvc double glazed bay window to front, Upvc double glazed window to rear, pendant light fitting, decorative picture rail, feature cast iron open fire, TV aerial connection point, Sky Plus HD connection (subject to usual transfer regulations), BT telephone point (subject to usual transfer regulations), built in meter cupboard, double panelled radiator and power points.



OPEN PLAN FITTED KITCHEN / DINING ROOM 5.16m + bay x 3.40m (16'11" + bay x 11'2")

With two Upvc double glazed windows to the rear aspect, original glazed window to side with inset lead pattern and stained glass to skylights, Upvc double glazed bay window to front, pendant light fitting, six spotlight fittings and a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge butcher's block effect work surfaces incorporate a stainless steel sink unit with mixer tap above, built in five ring gas hob unit with oven beneath and extractor hood above, plumbing for automatic washing machine, space for dishwasher, space for under counter fridge, tile effect laminate flooring to kitchen area, stripped and treated floorboards to dining area, panelled radiator, feature cast iron log burner set on stone and ceramic tiled hearth and power points.



REAR LOBBY AREA

With composite double glazed frosted rear access door, wall light fitting, built in storage cupboards providing ample domestic storage space, butcher's block effect work surface, tile effect laminate flooring and part panelled/part glazed door providing access off to;



FIRST FLOOR LANDING

With Upvc double glazed window to rear, pendant light fitting, smoke alarm, power points and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.66m plus recess x 3.25m (12'0" plus recess x 10'8")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, stripped and treated floorboards, power points and door to built in wardrobe providing ample domestic hanging and storage space.



BEDROOM TWO (FRONT) 3.43m x 3.25m (11'3" x 10'8")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging and storage space.



BEDROOM THREE (REAR) 2.67m x 1.85m (8'9" x 6'1")

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



FIRST FLOOR BATHROOM 2.41m x 1.83m (7'11" x 6'0")

With Upvc double glazed frosted window to rear, enclosed light fitting and a white suite comprising low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and thermostatic direct flow shower above, travertine effect laminate flooring, chrome towel radiator and double doors revealing built in boiler cupboard housing a Baxi 600 combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls along with mature hedges to borders, a timber gate provides pedestrian access to the front of the property and a paved pathway leads alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, an expansive timber decked area provides ample patio and sitting space, lawn section with a brick paved pathway leads to a garden summerhouse and timber shed.



COUNCIL TAX

Band 'B' 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 of 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

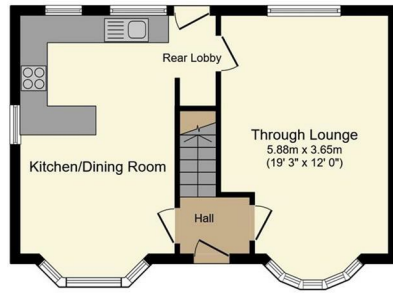
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

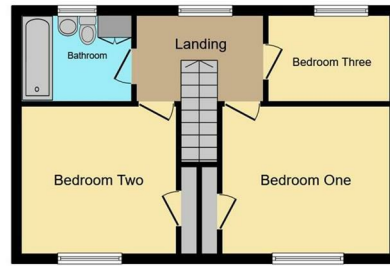
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



Ground Floor



First Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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