



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

£175,000

VERY WELL PRESENTED AND RECENTLY REFURBISHED SEMI DETACHED BUNGALOW.

This two bedroom semi detached bungalow is situated in a popular residential location, occupying a generous corner plot and offering excellent access to local amenities, commuter and transport networks. The accommodation comprises, entrance hall, newly fitted kitchen, lounge, two bedrooms, conservatory and a bathroom with newly fitted white suite. Externally there is a driveway providing ample parking, carport, garage and well maintained gardens. No upward chain, viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Entrance door and double glazed window to the front elevation and radiator.

KITCHEN

10' 11" x 9' 7" (3.33m x 2.92m) Newly fitted with modern base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan. Breakfast bar, radiator, plumbing for a washing machine, part tiled walls, entrance door and double glazed window to the side elevation.

LOUNGE

17' 9" x 9' 10" (5.41m x 3m) Radiator and double glazed bow window to the front elevation.

INNER LOBBY

Loft access and airing cupboard.

MASTER BEDROOM

13' 1" x 9' 11" (3.99m x 3.02m) Radiator and window to the rear elevation.

BEDROOM TWO

9' 1" x 9' 1" (2.77m x 2.77m) Built in storage cupboard, radiator, upvc double glazed window and entrance door leading to the conservatory.

CONSERVATORY

18' 5" x 8' (5.61m x 2.44m) Tiled floor, radiator, upvc double glazed windows and entrance door leading to the rear garden.

BATHROOM

Newly fitted with a white three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin and low level w/c. Radiator and upvc double glazed window to the side elevation.

EXTERIOR

Externally there is a driveway providing ample parking, carport, garage, well maintained gardens and a timber storage shed.

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



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 and 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