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ESTATE AGENTS & LETTINGS
Bob Gutteridge

23 Walleys Drive, Basford, Newcastle, Staffs, ST5 0NG







Freehold £349,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautiful period semi-detached home situated within the highly regarded Basford location, conveniently positioned for access to both Newcastle town centre and Festival Park, whilst also being well placed for local shops, schools and amenities. This beautifully presented traditional home offers a wealth of character and charm together with a versatile and spacious living arrangement. As you would expect, the property benefits from gas combination central heating and enjoys a delightful blend of original glazed windows featuring inset leaded pattern and stained glass, together with Upvc double glazing. In brief, the spacious accommodation comprises of storm porch, entrance hall, downstairs WC, bay fronted lounge, separate sitting room leading through to a conservatory and opening into a modern fitted kitchen/breakfast room. To the first floor are three generous family sized bedrooms together with a separate WC and family bathroom, in addition to access to a usable loft space. Externally, the property occupies a pleasant plot providing off road parking for approximately three vehicles, access to a detached brick garage and a desirable enclosed rear garden.

The agents are also pleased to confirm that this home is being sold with the added benefit of No Vendor Upward Chain!

STORM PORCH

With Upvc double glazed patio doors to front incorporating double glazed units to sides and skylight, pendant light fitting, original Minton tiled flooring and original part panelled/part frosted glazed front access door incorporating inset lead pattern and stained glass leading off to;

ENTRANCE HALL

With original frosted glazed windows to front incorporating inset lead pattern and stained glass to skylights, wood panelling to ceiling, decorative plate rack, coving, pendant light fitting, smoke alarm, panelled radiator, original Minton tiled flooring, stairs to first floor landing, door to understairs storage cupboard providing ample domestic storage space and doors leading off to rooms including;







DOWNSTAIRS WC. 1.50m x 0.86m (4'11" x 2'10")

With Upvc double glazed frosted window to side, two LED spotlight fittings, fully tiled in modern wall ceramics, ceramic tiled flooring a built in dual flush WC with wall mounted vanity sink unit incorporating chrome mixer tap above.



BAY FRONTED LOUNGE 4.90m into bay x 3.61m (16'1" into bay x 11'10")

With Upvc double glazed bay window to front incorporating inset lead pattern and stained glass to skylights, coving to ceiling, three lamp light fitting, decorative picture rail, oak effect laminate flooring, feature fireplace incorporating living flame coal effect gas fire, TV aerial connection point, double panelled radiator and power points.







SITTING ROOM / CONSERVATORY 6.60m x 3.61m reducing to 2.84m (21'8" x 11'10" reducing to 9'4")

With Upvc double glazed windows to side and rear aspects, Upvc double glazed double patio doors to rear, coving to ceiling, two pendant light fittings, oak effect laminate flooring, feature fireplace incorporating cast iron log burner, TV aerial connection point, panelled radiator and power points. Access to;









FITTED KITCHEN / BREAKFAST ROOM 5.36m x 2.69m (17'7" x 8'10")

With Upvc double glazed windows to side and rear aspects, eight LED spotlight fittings a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, space for range cooker with extractor hood above, ceramic splashback tiling, corian work surfaces with built in bowl and a half sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for under counter fridge and freezer, oak effect laminate flooring and power points.





FIRST FLOOR LANDING

With original glazed window to side incorporating inset lead pattern and stained glass, pendant light fitting, smoke alarm, wood panelling to walls and doors leading off to rooms including;





BEDROOM ONE (FRONT) 4.95m into bay x 3.02m to wardrobe frontage (16'3" into bay x 9'11" to wardrobe frontage)

With Upvc double glazed bay window to front incorporating inset lead pattern and stained glass to skylights, coving to ceiling, five lamp light fitting, panelled radiator, power points and built in walnut effect double wardrobes with matching bedside cabinets providing ample domestic hanging and storage space.







INNER HALLWAY

With steps leading up to a usable loft space and access leading off to;



BEDROOM TWO (REAR) 3.61m maximum x 3.02m (11'10" maximum x 9'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, oak effect laminate flooring, power points and door to built in storage cupboard providing ample domestic shelving and storage space.





BEDROOM THREE (FRONT) 2.87m reducing to 2.36m x 2.69m (9'5" reducing to 7'9" x 8'10")

With Upvc double glazed window to front incorporating inset lead pattern and stained glass to skylights, pendant light fitting, panelled radiator, power points and double doors revealing built in wardrobe providing ample domestic hanging and storage space.





FIRST FLOOR WC 1.68m x 0.89m (5'6" x 2'11")

With frosted glazed window to side incorporating inset lead pattern and stained glass, coving to ceiling, enclosed light fitting, ceramic half wall tiling with decorative border tile, white low level dual flush WC and vinyl cushion flooring in herringbone design.



FIRST FLOOR BATHROOM 2.64m x 1.70m (8'8" x 5'7")

With Upvc double glazed frosted window to side, six spotlight fittings, extractor fan and a modern white suite comprising wall mounted sink unit with chrome mixer tap above, built in bath unit with chrome central mixer tap and walk in shower enclosure incorporating Triton Coral electric shower, ceramic wall tiling with decorative border tile, towel radiator and vinyl cushion flooring.



USABLE LOFT SPACE 4.11m x 3.12m (13'6" x 10'3")

With two double glazed block windows to rear, four spotlight fittings, wood panelling to ceiling, beech wood effect laminate flooring, panelled radiator and power points.





EXTERNALLY



FORE GARDEN / DRIVEWAY

Bounded by garden brick walls along with timber fencing, mature shrubs and plants to border, a gravelled and paved driveway leads alongside the property providing off road parking along with access off to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature shrubs to borders, an expansive paved area allows for ample patio and sitting space, garden walls lead to a lawn section, external water supply, external power points and a garden timber shed provides ample external storage space.









DETACHED BRICK GARAGE

With glazed window to side, panelled side access door, up and over door, electricity supply connected 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.

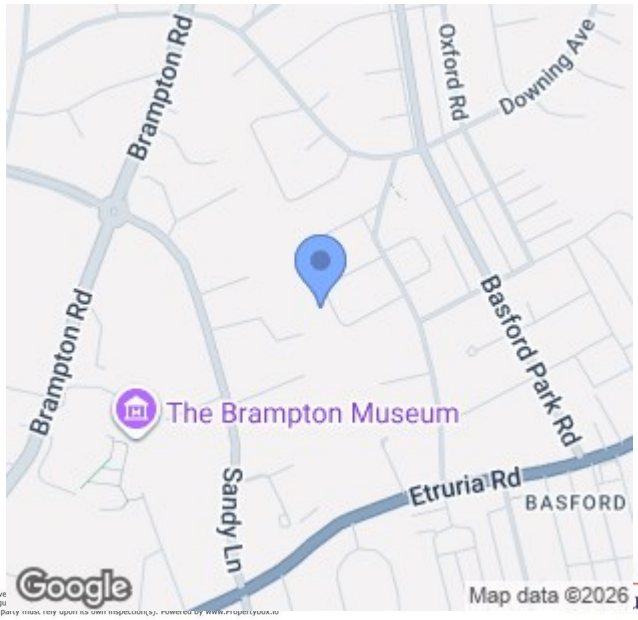
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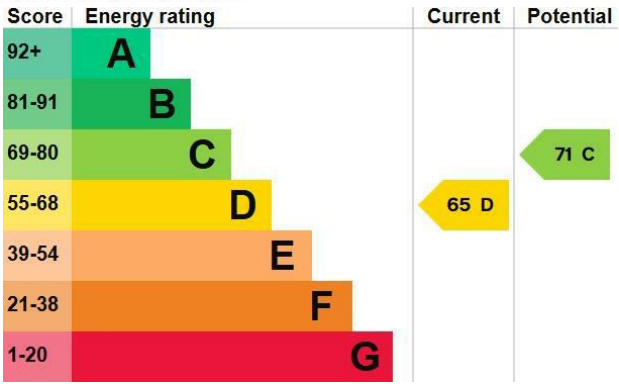


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bob Gutteridge

23, Walleys





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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