

73 Victoria Street, Basford, Stoke-On-Trent, Staffs, ST4 6EG



Freehold Offers in excess of £90,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home situated in this ever popular and convenient Basford location which provides ease of access to both Newcastle and Hanley town centres. This property offers a mixture of timber and Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of bay fronted lounge, sitting room, fitted kitchen, ground floor shower room and to the first floor are two bedrooms along with a first floor separate WC. Externally the property enjoys an enclosed rear yard which provides off road parking for a vehicle. This home is in need of general cosmetic upgrade but offers the potential purchasers the opportunity to make their own masterpiece ! We can also confirm that this home is being sold with the advantage of No Vendor Chain!

BAY FRONTED ILOUNGE 4.01m into bay x 3.48m (13'2" into bay x 11'5")

With Upvc double glazed frosted front access door with frosted double glazed skylight above, double glazed timber bay window to front, original cornice to ceiling, pendant light fitting, panelled radiator, ceramic tiled fireplace with inset living flame gas fire, Virgin media connection point (subject to usual transfer regulations), gas meter, electricity meter cupboard, power points and door leads off to;



SITTING ROOM 3.30m x 3.48m (10'10" x 11'5")

With double glazed timber window to rear, coving to ceiling, pendant light fitting, smoke alarm, panelled radiator, TV aerial connection point, power points, stairs to first floor landing and door to under-stairs storage cupboard providing ample domestic shelving and storage space.



FITTED KITCHEN 4.11m x 1.83m (13'6" x 6'0")

With Upvc double glazed window to side, pendant light fitting, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for condenser dryer, space for electric cooker, ceramic tiled flooring, ceramic wall tiling, power points and door leads off to rear lobby area; with Upvc double glazed frosted side access door, pendant light fitting, ceramic tiled flooring and door to built in storage cupboard providing ample domestic shelving and storage space.



GROUND FLOOR SHOWER ROOM 1.73m x 1.73m (5'8" x 5'8")

With Upvc double glazed frosted window to side, pendant light fitting, extractor fan, a white suite comprising low level WC, pedestal sink unit, corner glazed shower cubicle with thermostatic direct flow shower, fully tiled in high glaze wall ceramics, double panelled radiator, ceramic tiled flooring and aqua boarding.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.40m x 3.48m (11'2" x 11'5")

With double glazed timber to front, coving to ceiling, pendant light fitting, panelled radiator, two wall light fittings, power points.



BEDROOM TWO 3.33m x 2.57m (10'11" x 8'5")

With double glazed timber window to rear, coving to ceiling, pendant light fitting, panelled radiator, power points and door to built in boiler cupboard housing a Worcester combination boiler providing domestic hot water and central heating systems.



FIRST FLOOR SEPARATE WC 1.75m x 0.81m (5'9" x 2'8")

With pendant light fitting, extractor fan, a low level WC, pedestal sink unit with ceramic splashback tiling and dado rail.



EXTERNALLY

REAR GARDEN

Bounded by concrete post and timber fencing with metal gates providing vehicular access to rear of the property, a driveway allows for off road parking.



COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent 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

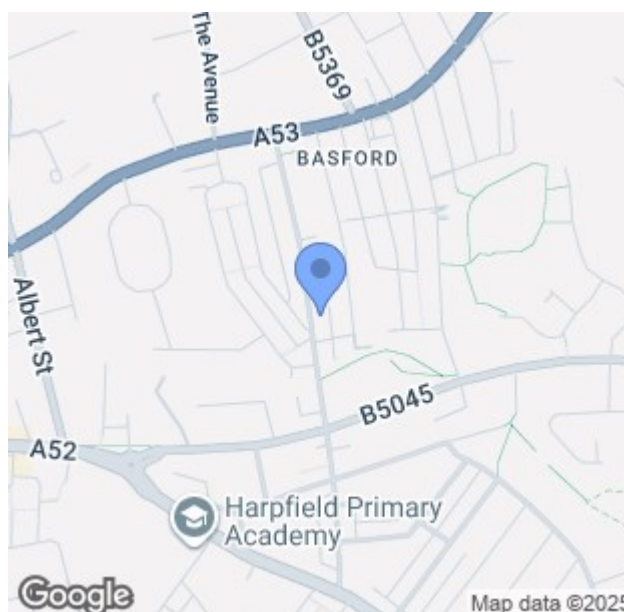
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 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

