

## 20 Crescent Grove, Basford, Stoke-On-Trent, Staffs, ST4 6EN



**Freehold £165,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this extended semi-detached home, pleasantly situated in a cul-de-sac position within Basford. The location offers convenient access to local shops, schools and amenities, together with excellent road links to the A500. As you would expect, the property benefits from modern day comforts including Upvc double glazing and gas combination central heating. In brief, the well planned accommodation comprises entrance hall, bay fronted lounge, dining room and fitted kitchen. To the first floor are three generous bedrooms along with a family bathroom. Externally, the property enjoys gardens to both front and rear aspects, off road parking and a detached brick garage.

We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

### **STORM PORCH**

With Upvc double glazed frosted panels to the sides and frontage, Upvc double glazed frosted front access door, vinyl cushioned flooring, power point and pendant light fitting. Further Upvc double glazed frosted front access door with inset LED pattern stained glass leading to:

### **ENTRANCE HALL**

With Upvc double glazed frosted windows to the front incorporating inset LED pattern and stained glass. Three-lamp light fitting, panelled radiator and built-in meter cupboard. Stairs to the first floor landing and door to under stairs storage cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems, gas meter and ample storage space.



### **BAY FRONTED LOUNGE 3.18m + bay x 3.18m (10'5" + bay x 10'5")**

With Upvc double glazed bay window to the front, textured ceiling, coving and decorative ceiling rose. Three-lamp brass and glass light fitting and matching wall light fitting. Engineered oak flooring, BT telephone point and Virgin Media connection point (both subject to usual transfer regulations), panelled radiator and power points. Multi-paned glazed doors providing access to:



### **SITTING ROOM 3.78m x 3.18m (12'5" x 10'5")**

With Upvc double glazed window to the rear, pendant light fitting, double panelled radiator and engineered oak flooring. Feature fire surround with built-in living flame coal effect gas fire and power points.



### **FITTED KITCHEN 4.90m x 1.78m (16'1" x 5'10")**

With Upvc double glazed windows to the side and rear aspects and Upvc double glazed frosted side access door with inset LED pattern stained glass. Three-lamp light fitting and a range of base and wall mounted storage cupboards providing ample cupboard space. Roll-edge work surfaces incorporating breakfast bar and built-in one and a half bowl sink unit with mixer tap above. Integrated Whirlpool four ring gas hob and integrated Neff oven with grill above. Ceramic splashback tiling, ceramic tiled flooring and half wood panelling to the walls. Plumbing for automatic washing machine, space for under counter fridge and freezer, space for condenser dryer and power points.



### **FIRST FLOOR LANDING**

With pendant light fitting, Upvc double glazed window to the front and doors leading off to rooms including:



### **BEDROOM ONE (REAR) 3.78m x 3.20m (12'5" x 10'6")**

With Upvc double glazed window to the rear, textured ceiling, three-lamp light fitting and access to loft space. Panelled radiator, power points and built-in double wardrobes providing ample hanging and storage space.



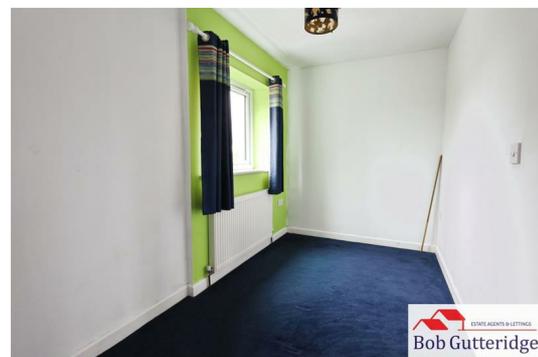
### **BEDROOM TWO (FRONT) 3.20m x 2.64m to wardrbe frontage (10'6" x 8'8" to wardrbe frontage)**

With Upvc double glazed window to the front, textured ceiling and three-lamp brass and glass light fitting. Panelled radiator, power points and built-in double wardrobes providing ample hanging and storage space.



### **BEDROOM THREE 3.78m x 1.93m (12'5" x 6'4")**

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



## FIRST FLOOR BATHROOM 3.15m x 1.70m (10'4" x 5'7")

With Upvc double glazed frosted window to the front and enclosed light fitting. White suite comprising low level dual flush WC, pedestal sink unit with monobloc chrome mixer tap, panelled bath with chrome central filling tap and handheld attachment, and walk-in shower enclosure with thermostatic direct flow shower. Ceramic splashback tiling, wood effect flooring and modern chrome towel radiator.



## EXTERNALLY

### FORE GARDEN

Bounded by mature hedged borders together with concrete block wall frontage. Gravelled and concrete driveway providing off-road parking and access alongside the property to the rear garden.

### REAR GARDEN

Bounded by concrete block walls together with concrete posts and timber fencing. Expansive paved patio and seating area with mature shrubs and plants to borders. Access to:



### DETACHED BRICK GARAGE

With up and over door, double glazed window to the side, power supply connected and ample external storage space.

### COUNCIL TAX

Band 'B' 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**

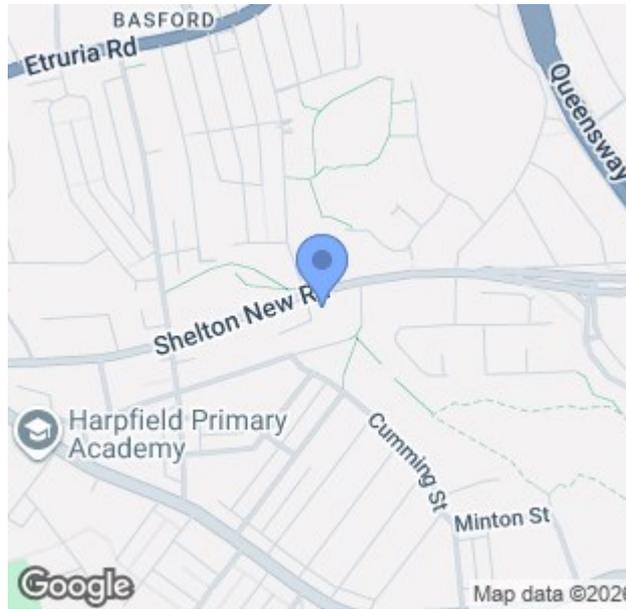
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

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



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



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

