2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

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







Freehold Offers in excess of £230,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable traditional 1930s semi-detached home, situated in this highly regarded May Bank location, which provides ease of access to local shops and amenities, May Bank Infants School, along with excellent road links to the A500 & Festival Park. For starters, this attractive home is well presented throughout and offers the modern-day comforts of Upvc double glazing along with gas combination central heating. In brief, the accommodation comprises of an entrance hall, spacious through lounge/dining room, modern fitted kitchen with integrated appliances, utility room and, to the first floor, three bedrooms along with a modern first-floor shower room. Externally, the property offers gardens to both front and rear aspects, together with off-road parking and a carport to the side. An ideal purchase for both first-time buyers and those looking to move up the property ladder, this desirable home is being sold with the added advantage of NO VENDOR UPWARD CHAIN !

ENTRANCE HALL

With Upvc double-glazed frosted front access door, coving to ceiling, battery/mains operated smoke alarm, three-lamp light fitting, panelled radiator, ceramic tiled flooring, stairs to the first-floor landing, and power points. Door to;





UNDERSTAIRS STORE

With Upvc double-glazed frosted window to side, Main gas combination boiler providing domestic hot water and central heating systems, gas meter, ceramic tiled flooring, electricity consumer unit and meter, together with ample domestic storage space.

OPEN PLAN LOUNGE / DINING ROOM 7.65m into bay x 3.15m reducing to 2.72m (25'1" into bay x 10'4" reducing to 8'11")

With Upvc double glazed bay window to front, Upvc double-glazed sliding patio doors to rear, coving to ceiling, two five-lamp light fittings, two double panelled radiators, Openreach connection point (subject to usual transfer regulations), built-in living-flame log-effect gas fire, TV aerial connection point, and power points. Access leads to;









FITTED KITCHEN 2.90m x 2.69m (9'6" x 8'10")

With Upvc double-glazed window to side, coving to ceiling, five LED spotlight fittings, and a range of soft cream base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge wood-block-effect work surface incorporating a built-in stainless-steel sink unit with chrome mixer tap above, built-in four-ring gas hob with oven/grill beneath, together with extractor hood above, ceramic splashback tiling, brushed stainless-steel cooker splashback, integrated fridge/freezer, integrated slimline dishwasher, ceramic tiled flooring, power points, and access to;







UTILITY AREA 1.98m x 0.84m maximum (6'6" x 2'9" maximum)

With Upvc double-glazed frosted side access door, Upvc double-glazed window to rear, coving to ceiling, LED spotlight fitting, access to service hatch, plumbing for automatic washing machine, wood-block-effect work surface, ceramic tiled flooring, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to side, coving to ceiling, access to loft space, battery/mains operated mains smoke alarm, and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.71m into bay x 3.15m (12'2" into bay x 10'4")

With Upvc double-glazed bay window to front, coving to ceiling, pendant light fitting, panelled radiator, TV aerial lead, and power points.



BEDROOM TWO (REAR) 2.87m x 3.12m (9'5" x 10'3")

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





BEDROOM THREE (FRONT) 2.06m x 2.01m maximum (6'9" x 6'7 maximum)

With Upvc double-glazed window to side, coving to ceiling, pendant light fitting, TV aerial connection point, panelled radiator, and power points. Double doors reveal a built-in wardrobe providing ample domestic hanging and storage space.







FIRST FLOOR SHOWER ROOM 2.06m x 1.91m (6'9" x 6'3")

With Upvc double-glazed frosted window to rear, four spotlight fittings, extractor fan, electric shaver socket, and a white suite comprising low-level dual-flush WC, pedestal sink unit with mixer tap above, and walk-in double shower enclosure with thermostatic direct-flow shower, aqua boarding to the shower splashback, ceramic tiled flooring, and modern chrome towel radiator.



EXTERNALLY



FORE GARDEN
Bounded by mature hedges to the borders, together with garden brick walls. A tarmac driveway provides off-road parking alongside the property with the addition of a carport to the side, complemented by a stone-chipping area providing additional parking, with shrubs to the borders. Access via a double metal gate leads to;

REAR GARDEN
Bounded by concrete posts and timber fencing, together with mature hedges to the borders. The garden features a lawned section, tarmac and paved areas providing further off-road parking, together with patio and outdoor sitting 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.

Basford Park Road, Newcastle



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



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.