

1 Kenilworth Grove, Basford, Newcastle, Staffs, ST5 0LE

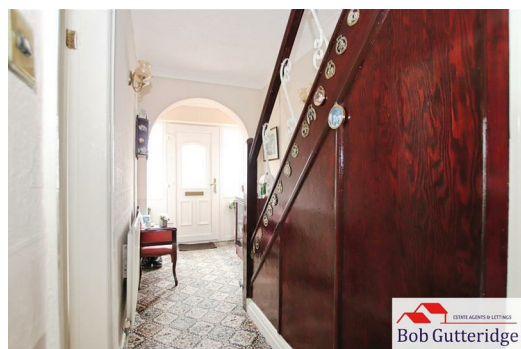


Freehold £259,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious double storey extended semi detached home situated in a pleasant cul de sac in Basford. The location is perfect for access to both Festival Park and Newcastle town centre, as well as being near local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the extended accommodation comprises of entrance hall, bay fronted dining room, lounge, sitting room, fitted kitchen and to the first floor are four bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with off road parking. Viewing Of This Delightful Home Is A Must !

ENTRANCE HALL

With Upvc double-glazed frosted front access door with double-glazed frosted panels to side, artex to ceiling, coving, two double brass and glass wall light fittings, panel radiator, BT Openreach connection point (subject to the usual transfer regulations), stairs to first floor landing and doors leading off to rooms including:



BAY FRONTED DINING ROOM 4.11m into bay x 3.18m (13'6" into bay x 10'5")

With Upvc double-glazed half-bay window to front featuring inset lead pattern and stained glass skylights, coving to ceiling, decorative ceiling rose, pendant light fitting, marble inset and hearth with fire surround housing a built-in coal-effect gas fire, panel radiator, TV aerial connection point and power points.



LOUNGE 4.24m x 3.15m (13'11" x 10'4")

With Upvc double-glazed double patio doors to rear with double-glazed units to sides, coving to ceiling, decorative ceiling rose, pendant light fitting, two wall light fittings, feature fireplace with marble hearth and inset housing a living flame coal-effect gas fire, panel radiator and power points.



FITTED KITCHEN 4.60m x 1.73m (15'1" x 5'8")

With Upvc double-glazed windows to side and rear aspects, Upvc frosted side access door, a range of base and wall-mounted wood-effect storage cupboards providing ample domestic cupboard and drawer space, round-edge work surfaces, built-in Beko four-ring brushed stainless-steel gas hob unit with extractor hood above, built-in Stoves oven with grill above, built-in bowl-and-a-half stainless-steel sink unit with chrome mixer tap above, ceramic splashback tiling, Beechwood-effect laminate flooring, space for fridge/freezer, plumbing for automatic washing machine, power points and access leading off to:



UPVC DOUBLE GLAZED PORCH

With Upvc double-glazed panels to rear and side aspects, Upvc double-glazed access door and wood-effect laminate flooring.

SEPARATE SITTING ROOM 5.16m x 2.46m (16'11" x 8'1")

With Upvc double-glazed window to front and Upvc sliding patio door to rear, artex to ceiling, pendant light fitting, feature fire surround with coal-effect gas fire, TV aerial connection point and power points. Door to built-in boiler cupboard housing a gas boiler providing domestic hot water and central heating systems.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to rooms including;

BEDROOM ONE (FRONT) 3.38m x 2.79m (11'1" x 9'2")

With Upvc double-glazed window to front, pendant light fitting, picture rail, panel radiator, power points and built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.48m x 2.74m (11'5" x 9'0")

With Upvc double-glazed window to rear, pendant light fitting, decorative picture rail, panel radiator, power points and built-in wardrobes providing ample domestic hanging and storage space.

BEDROOM THREE 4.37m x 2.41m (14'4" x 7'11")

With Upvc double-glazed windows to front and rear aspects, pendant light fitting, panel radiator, power points and built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM FOUR (FRONT) 2.11m x 1.78m (6'11" x 5'10")

With Upvc double-glazed window to front, pendant light fitting, picture rail, panel radiator and power point.



FIRST FLOOR BATHROOM 2.39m x 1.75m (7'10" x 5'9")

With Upvc double-glazed frosted window to rear, aqua boarding to ceiling, pendant light fitting, fully tiled with high-gloss wall ceramics, a coloured suite comprising low-level WC, vanity sink unit, panel bath unit with Triton T80Z electric shower, vinyl cushion flooring, panel radiator and door to built-in airing cupboard housing the copper hot water cylinder.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing along with brick walls and metalwork. A double brick-paved driveway provides off-road parking for two vehicles, with mature shrubs and plants to borders and limestone chippings for ease of maintenance.



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, featuring a paved patio and seating area, lawn section with mature shrubs and plants to borders, raised beds and a timber garden shed providing ample domestic external storage space.



COUNCIL TAX

Band 'B' 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 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.



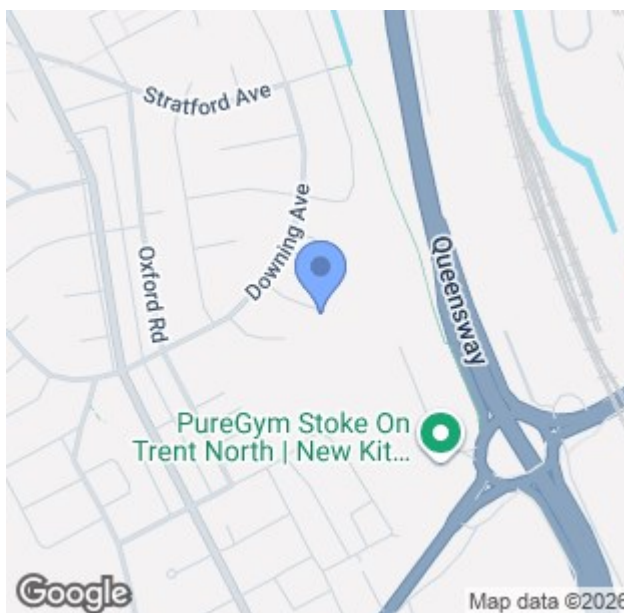
Ground Floor



First Floor

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
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

