

## 469 Etruria Road, Basford, Stoke-On-Trent, Staffs, ST4 6JW



**Freehold £115,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious Victorian terraced home situated in this convenient Basford location which provides ease of access to Festival Park and Newcastle Town Centre. This home offers partial gas combi central heating along with Upvc double glazing and in brief the accommodation comprise of entrance hall, lounge, sitting room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a rear yard. This property is well placed for access to local shops, schools and amenities. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

### ENTRANCE HALL

With Upvc front access door incorporating frosted double glazed skylight above, original cornice to ceiling, pendant light fitting, panelled radiator, BT telephone point (subject to usual transfer regulations) and door to under stairs storage cupboard providing ample shelving and storage space. Doors lead off to rooms including:



### LOUNGE 4.29m x 3.56m (14'1" x 11'8")

With Upvc double glazed window to the front, cornicing to ceiling, pendant light fitting, feature ceramic tiled fireplace with built-in living flame coal effect gas fire, built-in gas/electricity meter cupboards, panelled radiator and power points.



### SITTING ROOM 3.58m x 3.61m (11'9" x 11'10")

With Upvc double glazed window to the rear, textured walls and ceiling, decorative ceiling rose, coving, decorative dado rail, panelled radiator, gas fire set within ceramic tiled fireplace, TV aerial connection point and power points. Door providing access to:



### **FITTED KITCHEN 3.05m x 2.08m (10'0" x 6'10")**

With Upvc double glazed window to the side, textured ceiling, pendant light fitting, panelled radiator, fitted with a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, round-edge work surface, built-in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, space for electric cooker, vinyl cushioned flooring and power points. Door providing access to;



### **REAR LOBBY AREA**

With Upvc double glazed frosted side access door, pendant light fitting, textured ceiling and vinyl cushioned flooring. Door to built-in boiler cupboard housing a Vaillant combination boiler providing the domestic hot water and central heating systems. Door leading off to;

### **GROUND FLOOR BATHROOM 2.46m x 2.39m (8'1" x 7'10")**

With Upvc double glazed frosted window to the side, textured ceiling, pendant light fitting, a white suite comprising low level WC, pedestal sink unit, panelled bath with electric shower above, ceramic splashback tiling and vinyl cushioned flooring.



### **FIRST FLOOR LANDING**

With access to loft space, pendant light fitting and doors leading off to rooms including;

## **BEDROOM ONE (FRONT) 4.90m x 3.53m (16'1" x 11'7")**

With two Upvc double glazed windows to the front, pendant light fitting and power points.



## **BEDROOM TWO (REAR) 3.63m x 3.58m (11'11" x 11'9")**

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



## **EXTERNALLY**

### **REAR YARD**

Bounded by brick walls with pedestrian access to the rear of the property and paved pathways for ease of maintenance.



## **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**

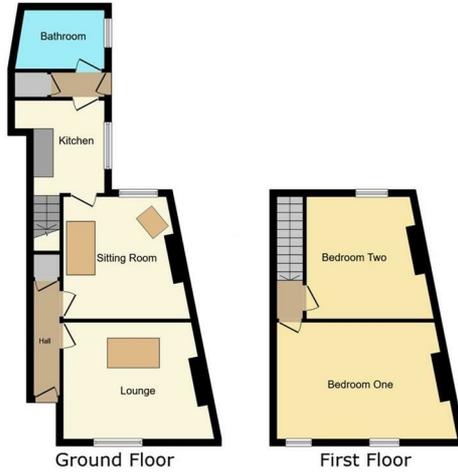
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

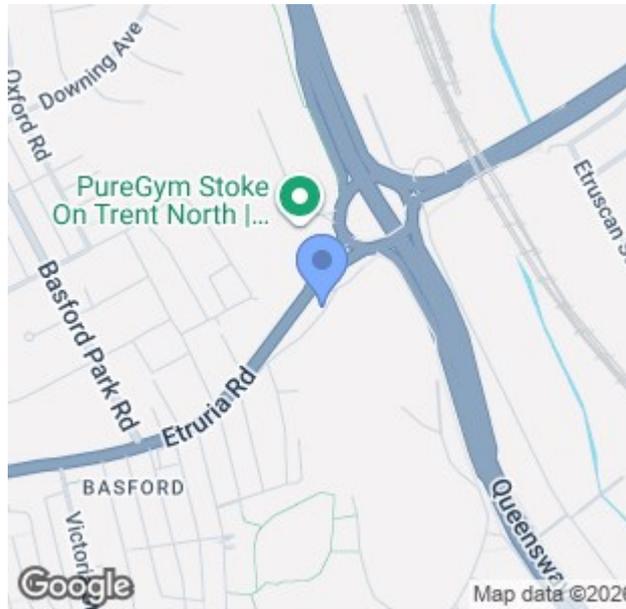
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

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



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

