

135 Basford Park Road, Basford, Newcastle, Staffs, ST5 0PN



Freehold £134,950

Bob Gutteridge Estate Agents are pleased to welcome to the market this fore courted Victorian terraced home situated within the leafy and desirable Basford location, conveniently positioned for access to Festival Park and Newcastle town centre. As you would expect, this home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the well designed accommodation comprises of entrance hall, bay fronted sitting room, separate lounge, modern fitted kitchen and a ground floor bathroom. To the first floor are two generous double bedrooms. Externally, the property enjoys a fore courted frontage together with an enclosed low maintenance rear yard. The home is also well placed for access to local shops, schools and amenities, whilst offering excellent road links to the A500.

Viewing of this home is considered essential!

ENTRANCE HALL

With Upvc front access door incorporating Upvc double glazed frosted skylight above, original cornicing to ceiling, smoke alarm, pendant light fitting, double panelled radiator, ceramic tiled flooring and doors leading off to rooms including;



BAY FRONTED SITTING ROOM 4.17m x 2.36m (13'8" x 7'9")

With Upvc double glazed bay window to front, original cornicing to ceiling, pendant light fitting, smoke alarm, double panelled radiator and power points.



LOUNGE 3.48m x 3.56m (11'5" x 11'8")

With Upvc double glazed window to rear, artex to ceiling, coving, smoke alarm, three lamp light fitting, feature fireplace incorporating modern electric log effect fire, Virgin Media connection point (subject to usual transfer regulations), oak effect laminate flooring, double panelled radiator and power points. Stairs lead to first floor landing with door to understairs storage cupboard providing ample domestic shelving and storage space. Door leads off to;



FITTED KITCHEN 3.20m x 1.96m (10'6" x 6'5")

With Upvc double glazed window to side, four lamp light fitting, service hatch, heat detector, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces incorporate a built in four ring ceramic electric hob unit with oven beneath plus extractor hood above, stainless steel splashback, built in stainless steel bowl and a half sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, vinyl cushion flooring in herringbone design, double panelled radiator, power points, extractor fan and door leading off to;



REAR LOBBY AREA

With Upvc double glazed frosted stable access door, wood panelling to ceiling, ceramic tiled flooring and door to built in boiler cupboard housing a Baxi 800 gas combination boiler providing the domestic hot water and central heating systems plus space for condenser dryer and two power points.

GROUND FLOOR BATHROOM 2.01m x 1.78m (6'7" x 5'10")

With Upvc double glazed frosted window to side, wood panelling to ceiling, enclosed light fitting, fully tiled in high glazed white wall ceramics, a white suite comprising low level WC, pedestal sink unit and panelled bath unit with thermostatic direct flow shower above, ceramic tiled flooring and double panelled radiator.



FIRST FLOOR LANDING

With three lamp light fitting, artex to walls and ceilings, smoke alarm and doors leading off to rooms including;

BEDROOM ONE (FRONT) 3.48m x 3.45m (11'5" x 11'4")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, beech wood effect laminate flooring and power points.



BEDROOM TWO (REAR) 3.58m x 3.48m (11'9" x 11'5")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and doors to built in wardrobe providing ample domestic hanging and storage space.



EXTERNALLY

FORE COURT

Bounded by garden block/brick walls and a paved frontage providing ease of maintenance.

ENCLOSED REAR YARD

Bounded by garden brick walls together with timber posts and timber fencing, a timber gate provides pedestrian access to the rear of the property, paved area providing ample domestic patio and sitting space together with access to a timber store providing ample domestic external storage space.



COUNCIL TAX

Band 'A' 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.

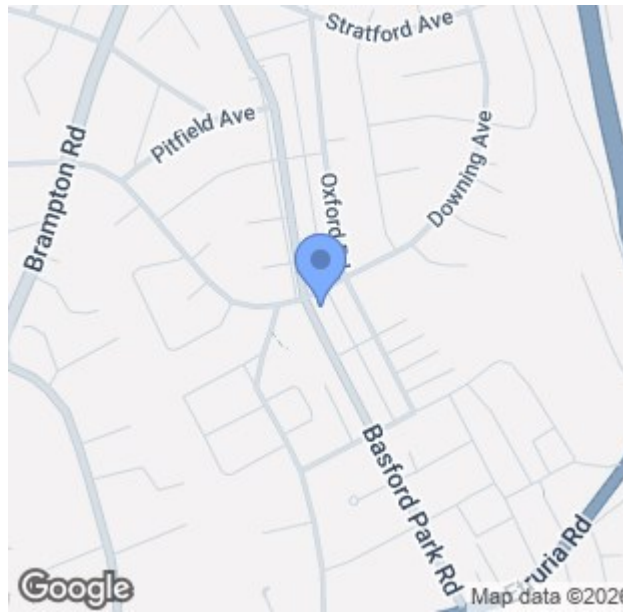
VIEWING

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



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
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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



Bob Gutteridge
ESTATE AGENTS & LETTINGS