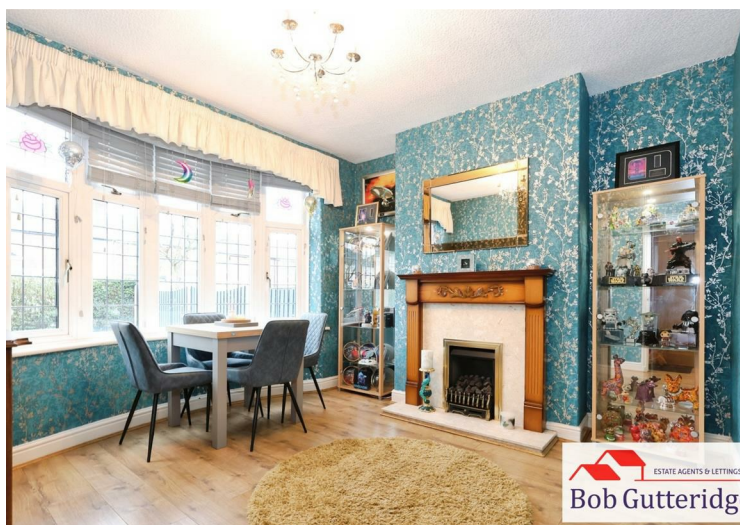


## 38 Basford Park Road, May Bank, Newcastle, Staffs, ST5 0PS

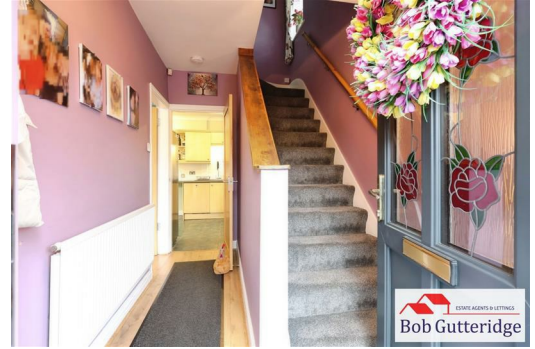


**Freehold £249,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious bay fronted semi detached home situated in this ever popular and convenient May Bank location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500. This desirable home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, open plan fitted kitchen/breakfast room, garden room and to the first floor are three bedrooms along with a fully tiled bathroom. Externally the property to the front has been landscaped to provide off road parking and to the rear an ease of maintenance enclosed rear garden can be located. This home should be viewed at a potential purchasers earliest convenience to avoid disappointment !

### ENTRANCE HALL

With Upvc double glazed frosted front access door featuring inset lead patterned and stained glass, pendant light fitting, two power points, oak-effect laminate flooring, panelled radiator, battery/mains smoke alarm, stairs rise to the first floor landing and doors leading off to the main ground floor rooms including;



### BAY FRONTED LOUNGE 3.71m into bay x 3.25m (12'2" into bay x 10'8")

With Upvc double glazed bay window to the front elevation with inset lead pattern and stained glass to skylights, pendant light fitting, double panelled radiator, oak-effect laminate flooring, feature fireplace incorporating a built-in living flame coal-effect gas fire and power points.



## OPEN PLAN FITTED KITCHEN / BREAKFAST ROOM 5.33m x 2.87m (17'6" x 9'5")

With Upvc double glazed frosted window to the side elevation featuring inset lead pattern and stained glass skylight, coving to ceiling, four spotlight fittings, under-cupboard lighting, a range of base and wall mounted beachwood-effect storage cupboards providing ample domestic cupboard and drawer space with round-edge work surfaces, a built-in resin one and a half bowl sink unit with mixer tap above, space for range cooker, ceramic splashback tiling incorporating random patterned inset tiles, ceramic tiled flooring, built-in breakfast bar, space for American-style fridge/freezer and power points. Door to a built-in boiler cupboard housing the Main Eco Compact gas combination boiler providing the domestic hot water and central heating systems. Access to;



## UNDERSTAIR STORE

With Upvc double glazed frosted window to the side elevation with inset lead pattern and stained glass, enclosed light fitting and ample shelving providing useful storage space.

## GARDEN ROOM 5.16m x 2.74m (16'11" x 9'0")

With Upvc double glazed windows to the rear elevation, Upvc double glazed patio doors opening onto the rear garden, two roof skylights, two double wall light fittings, modern grey wood-effect flooring, panelled radiator, TV aerial connection point, Virgin Media connection point (subject to usual transfer regulations) and power points.



## FIRST FLOOR LANDING

With Upvc double glazed window to the side elevation, access to loft space, battery/ mains smoke alarm, pendant light fitting and doors leading off to all first floor accommodation.



## BEDROOM ONE (FRONT) 3.71m into bay x 3.23m (12'2" into bay x 10'7")

With Upvc double glazed bay window to the front elevation with inset lead pattern and stained glass to skylights, pendant light fitting, double panelled radiator and power points.



## BEDROOM TWO (REAR) 2.84m x 2.82m (9'4" x 9'3")

With Upvc double glazed window to the rear elevation, pendant light fitting, panelled radiator, power points, oak-effect laminate flooring and built-in double and single wardrobes with integrated dressing table provides ample domestic hanging and storage space.



### **BEDROOM THREE (FRONT) 2.03m x 2.01m (6'8" x 6'7")**

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



### **FIRST FLOOR FAMILY BATHROOM 2.01m x 1.88m (6'7" x 6'2")**

With Upvc double glazed frosted window to the rear elevation, wood panelling to ceiling, five LED spotlight fittings, extractor fan, a white suite comprising low-level dual flush WC, pedestal wash hand basin with chrome mixer tap above, panelled bath with built-in spa jets, chrome mixer tap plus thermostatic direct flow shower, ceramic wall tiling with decorative border tile, modern towel radiator and tile-effect laminate flooring.



**EXTERNALLY**



**FORE GARDEN**

Bounded by concrete posts and timber fencing with mature hedges to the borders, double metal gates open onto a tarmac driveway providing ample off-road parking. Side access leads alongside the property to;



## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing along with mature hedges. An expansive brick-paved area provides generous patio and seating space along with ease of maintenance. Composite garden shed and timber garden shed provide useful domestic external storage.



## 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 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

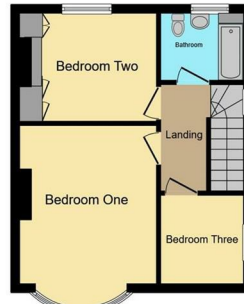
Main services of gas, electricity, water and drainage are connected.

## 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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

