

## 3 Victoria Street, Basford, Stoke-On-Trent, Staffs, ST4 6EG



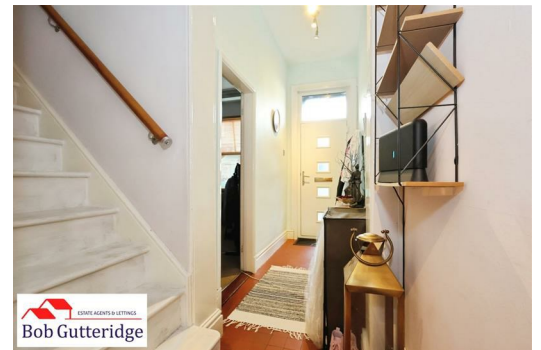
**Freehold £189,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable, spacious, and well-presented bay-fronted Victorian terraced home, situated within the ever-popular and convenient residential location of Basford, providing ease of access to both Newcastle-under-Lyme town centre and Festival Park. As expected, the property benefits from the modern-day comforts of double glazing together with gas combination central heating. In brief, the versatile accommodation comprises an entrance hall, bay-fronted sitting room, separate lounge with French doors, modern fitted kitchen, and dining room. To the first floor are three double bedrooms, together with a family bathroom and a walk-in wardrobe accessed from the principal bedroom. Externally, the property enjoys an enclosed, low-maintenance rear yard.

Viewing of this beautifully presented home is highly recommended to fully appreciate the spacious and versatile accommodation on offer.

## ENTRANCE HALL

With composite double glazed frosted front access door with frosted skylight above, two three-lamp light fittings, original quarry tiled flooring, panelled radiator, stairs to first floor landing, power points, BT telephone connection point (subject to usual transfer regulations) and doors lead off to rooms including:



### **BAY FRONTED SITTING ROOM 4.39m into bay x 3.63m (14'5" into bay x 11'11")**

With double glazed bay window to front, coving to ceiling, pendant light fitting, smoke alarm, feature fireplace incorporating a modern pebble effect electric fire, built in meter cupboards, traditional style radiator, TV aerial connection point and power points.



### **LOUNGE 3.94m x 3.84m (12'11" x 12'7")**

With double glazed French doors to rear together with double glazed skylight above, original cornicing to ceiling, decorative ceiling rose, decorative picture rail, pendant light fitting, engineered oak flooring, feature fireplace with cast iron insert and coal effect gas fire, traditional style radiator, TV aerial connection point and power points. Access to recessed area with two spotlight fittings and ample shelving and storage space, bi-fold door provides access to understairs storage cupboards providing further domestic storage space.



### FITTED KITCHEN 3.20m x 3.86m (10'6" x 12'8")

With double glazed window to side, coving to ceiling, smoke alarm, eight spotlight fittings and a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space. Round edged work surface in high gloss granite effect with built in stainless steel sink unit and chrome mixer tap above, built in four ring gas hob unit, integrated Diplomat Select fan assisted oven with grill above, ceramic splashback tiling, ceramic tiled flooring, space for tumble dryer, plumbing for automatic washing machine, power points and access leading off to:



### DINING ROOM 3.18m x 2.74m (10'5" x 9'0")

With Upvc double glazed French doors to rear, coving to ceiling, seven spotlight fittings, engineered oak flooring, traditional style radiator, power points and stairs leading off to:



### FIRST FLOOR LANDING

With wall light fitting and doors leading off to rooms including:



**BEDROOM ONE (FRONT) 4.37m into bay x 3.66m (14'4" into bay x 12'0")**

with double glazed bay window to front, pendant light fitting, feature ceramic tiled open fireplace, TV aerial connection point, double panelled radiator, power points, and bi-fold door leading off to:



**WALK-IN WARDROBE 2.90m x 1.17m (9'6" x 3'10")**

with double glazed window to front, access to loft space via retractable ladder, power supply and boarded storage area, pendant light fitting, and ample domestic hanging space and storage space



### **BEDROOM TWO (MIDDLE) 5.00m x 3.86m (16'5" x 12'8")**

with double glazed window to rear, coving to ceiling, pendant light fitting, traditional style radiator, power points, and door to walk-in wardrobe providing ample domestic hanging space and storage space,



### **BEDROOM THREE (REAR) 3.91m x 3.25m (12'10" x 10'8")**

With double glazed window to side, coving to ceiling, three lamp light fitting, smoke alarm, double panelled radiator, modern grey laminate flooring, power points and door to built in boiler cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems.



## SECONDARY LANDING

With double glazed window to rear, three lamp light fitting, coving to ceiling, access to loft space and doors leading off to rooms including:



## FIRST FLOOR BATHROOM 2.74m x 2.36m (9'0" x 7'9")

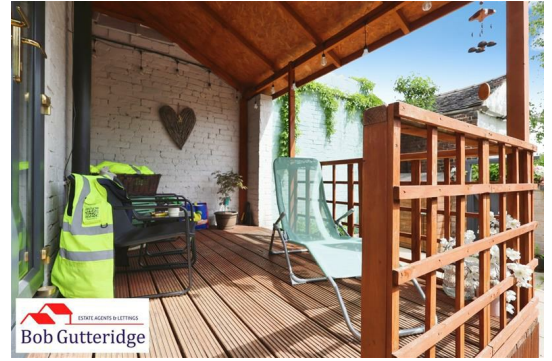
With double glazed frosted window to rear, coving to ceiling, five spotlight fittings, extractor fan and a white suite comprising low level WC, pedestal sink unit with monobloc chrome mixer tap above and panel bath unit with monobloc chrome mixer tap together with thermostatic direct flow shower, ceramic splashback tiling with decorative border tile, ceramic tiled flooring and traditional style towel radiator.



## EXTERNALLY

## ENCLOSED REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property, sheltered area with timber decking providing ample patio and sitting space plus paved area providing 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

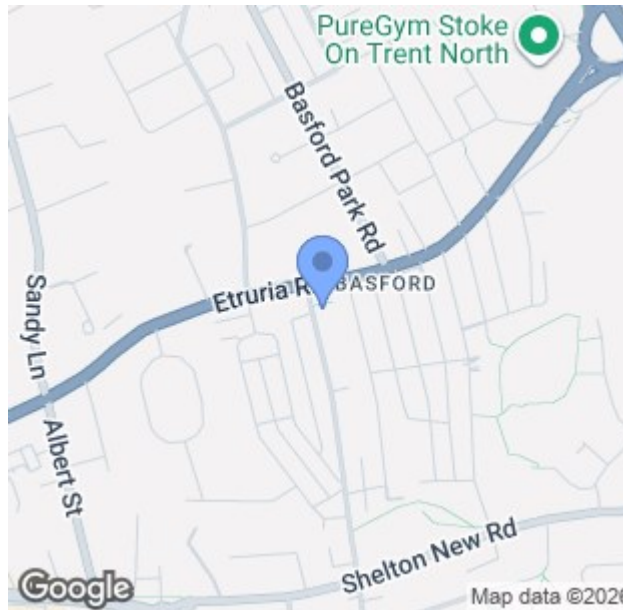
Main services of gas, electricity, water and drainage are connected.

## 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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

