

170 Oxford Road, Basford, Newcastle, Staffs, ST5 0QA

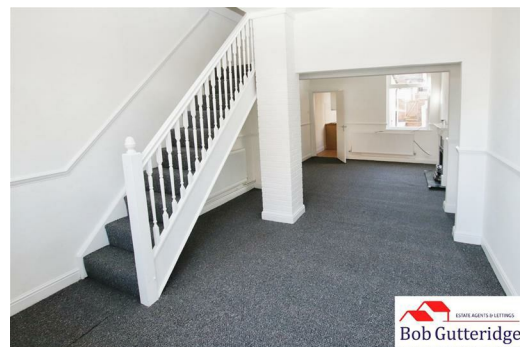


Freehold £124,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional fore courted Victorian terraced home situated in this ever popular and convenient Basford location which is a short stroll from May Bank Marsh as well as being near to local shops, schools and amenities. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of through lounge / diner, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed rear yard. We are also pleased to confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

THROUGH LOUNGE / DINER 8.79m x 3.43m max (28'10" x 11'3" max)

With part panelled part frosted front access door with inset lead pattern and stained glass, skylight above, Upvc double glazed bay window to front, Upvc double glazed bay window to rear, two pendant light fittings, two single panelled radiators, decorative dado rail, marble hearth and insert with surround and built in electric coal effect fire, Virgin and Sky connection points (subject to usual transfer regulations), built in gas and electricity meter cupboards with gas meter and electricity consumer unit and meter, stairs to first floor landing and door leads off to;



FITTED KITCHEN 4.47m x 1.91m (14'8" x 6'3")

With panelled side access door, Upvc double glazed window to side, pendant light fitting, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect, built in stainless steel bowl and a half single drainer sink unit with chrome mixer tap above, built in four ring brushed stainless steel electric hob unit with fan assisted oven beneath, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, single panelled radiator, ceramic floor tiling, ceramic splash back tiling, Biasi combination boiler providing domestic hot water and central heating systems, six power points and door leads off to;



BATHROOM 2.26m x 1.73m (7'5" x 5'8")

With Upvc double glazed frosted window to side, artex to ceiling, aqua boarding throughout, pendant light fitting, access to loft space, single panelled radiator and white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment above and vinyl cushioned flooring.



FIRST FLOOR LANDING

With access to loft space, pendant light fitting, decorative dado rail and doors to rooms including;

BEDROOM ONE (REAR) 3.51m x 3.43m (11'6" x 11'3")

With Upvc double glazed window to rear, single panelled radiator, Virgin internet connection point (subject to usual transfer regulations), two power points, single panelled radiator and, built in wardrobes providing ample domestic hanging and storage space etc.



BEDROOM TWO (FRONT) 3.43m x 3.35m (11'3 x 11'0")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, three power points and sliding mirrored wardrobe door reveals built in wardrobe providing ample domestic hanging and storage space etc.



EXTERNALLY



FORE COURT

Bounded by garden brick walls with flagged area providing ease of maintenance.

ENCLOSED REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property and flagged area providing ample domestic patio and sitting space etc.



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 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

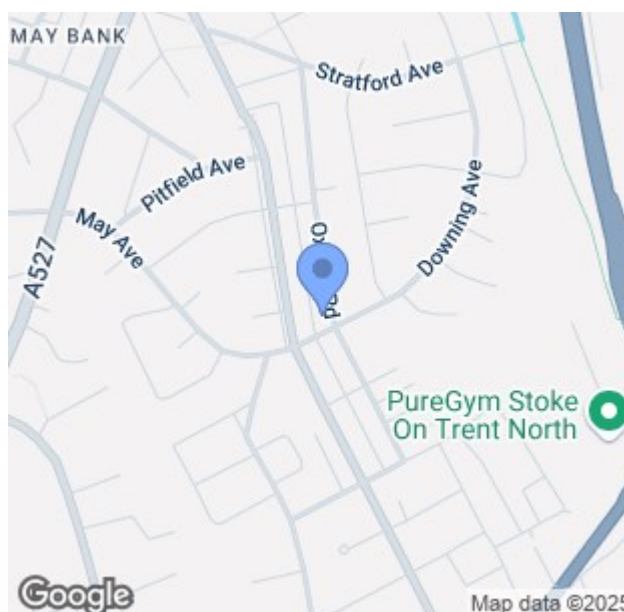
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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

