

242 Oxford Road, May Bank, Newcastle, Staffordshire, ST5 0QB



Freehold £159,950

Bob Gutteridge Estate Agents are delighted to bring a property with this charm and character to the sales market, the property has been modernised in recent years and enjoys Upvc double glazing along with a combi central heating system. The desirable and traditional layout of accommodation comprises of entrance hall, lounge, sitting room, modern fitted kitchen, breakfast room and to the first floor are three generous sized bedrooms along with a first floor family bathroom. Externally the property offers a forecourt to frontage along with an enclosed rear yard. The location of Basford is perfect for access to both Newcastle & Hanley Town Centre's as well as being well placed for access to the A500 & A34. This property is currently let at £675.00 per calendar month. Internal Inspection Essential !

ENTRANCE HALL

With panelled front access door with inset glazed panel, glazed skylight above, original cornicing to ceiling, pendant light fitting, single panelled radiator, original Minton tiled flooring, original doors lead off to rooms including;



LOUNGE 4.72m x 3.35m (15'6" x 11'0")

With Upvc double glazed bay window to front, original cornicing to ceiling, decorative chandelier light fitting, double panelled radiator, electric fireplace, built in gas and electricity meter cupboards, six power points and oak effect laminate flooring.



SEPARATE SITTING ROOM 3.89m x 3.38m (12'9" x 11'1")

With Upvc double glazed window to rear, pendant light fitting, oak effect laminate flooring, TV aerial lead, double panelled radiator, six power points, solid stone fireplace with inset living flame coal effect gas fire and original door leads off to;



FITTED KITCHEN / BREAKFAST ROOM 4.45m x 2.82m (14'7" x 9'3")

With Upvc double glazed frosted window to side with inset lead pattern and stained glass to skylight, Upvc double glazed window to side, six spotlight fittings, ceramic tiled flooring, ceramic splash back tiling in oblong tiles, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in oak effect, built in stainless steel sink unit with chrome mixer tap above, built in four ring brushed stainless steel electric hob unit with oven beneath and extractor hood above, double panelled radiator, space for under counter fridge or freezer, plumbing for automatic washing machines, spurs for appliances, built in boiler cupboard with combination boiler providing domestic hot water and central heating systems, thirteen power points, original door leads off to breakfast room, original door to under stairs storage cupboard with pendant light fitting and ceramic tiled flooring.



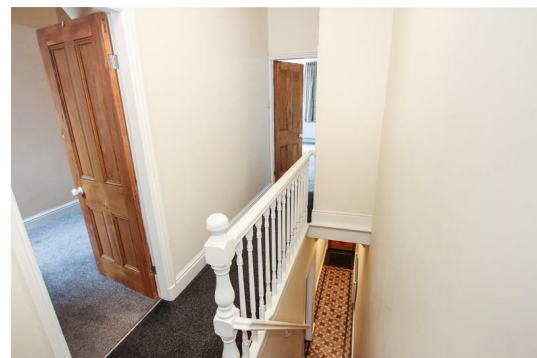
BREAKFAST ROOM 2.24m x 2.51m (7'4" x 8'3")

With double glazed Velux window to ceiling, Upvc double glazed window to side, Upvc double glazed side access door, double panelled radiator, ceramic tiled flooring and four power points.



FIRST FLOOR LANDING

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



BEDROOM ONE (FRONT) 4.75m into bay x 4.37m (15'7" into bay x 14'4")

With Upvc double glazed half bay window to front, Upvc double glazed window to front, pendant light fitting and six power points.



BEDROOM TWO 3.89m x 2.72m (12'9" x 8'11")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and four power points.



BEDROOM THREE 2.69m maximum x 2.87m (8'10" maximum x 9'5")

With Upvc double glazed window to rear, pendant light fitting, four power points and single panelled radiator.



LUXURY BATHROOM 1.91m x 2.31m (6'3" x 7'7")

With Upvc double glazed frosted window to side, four LED spotlight fittings, extractor fan, built in modern white suite comprising of porcelain sink unit with vanity cupboard beneath providing shelving and storage space and waterfall chrome mixer tap above, built in dual flush WC, built in L-shaped bath/shower unit with glazed shower screen and monobloc chrome waterfall tap, thermostatic Bristan shower and hair attachment above, vinyl cushioned flooring, wall mounted mirror and modern radiator.



EXTERNALLY



REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property, brick paved pathway with timber decked area providing patio and sitting space and chippings for ease of maintenance.



FORECOURT TO FRONTAGE

With garden brick walls and flagged pathways for ease of maintenance and stone chipping.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

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

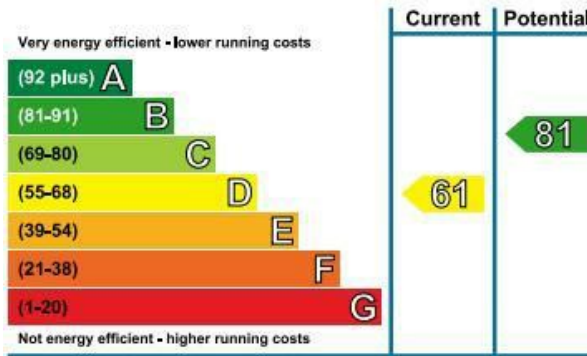
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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