

67 Gladstone Street, Basford, Stoke-On-Trent, Staffordshire, ST4 6JG



Freehold £149,950

Bob Gutteridge Estate Agents are delighted to bring to the market this full modernised and updated town house situated in this convenient location of Basford which provides ease of access to Newcastle Town Centre & Festival Park. The developer has gone through this property with a fine tooth comb from installation of NEW Upvc double glazing along with NEW combi central heating. The accommodation flows for a modern family's needs and in brief comprises of entrance hall, downstairs w.c., NEW fitted kitchen, open plan lounge/diner and to the first floor are three generous sized bedrooms along with a NEW first floor bathroom. Externally the property enjoys a forecourt along with an enclosed garden to the rear. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed frosted front access door, frosted double glazed window to front, pendant light fitting, electricity meter cupboards, single panelled radiator, power points, gas meter cupboard, recess under staircase and doors to rooms including;



THROUGH LOUNGE / DINING ROOM 7.85m x 3.63m reducing to 3.20m (25'9" x 11'11" reducing to 10'6")

With Upvc double glazed window to front, Upvc double glazed patio doors to rear, two pendant light fittings, two panelled radiators, power points and wall mounted focal electric fire.



NEW FITTED KITCHEN 3.25m x 2.16m (10'8" x 7'1")

With Upvc double glazed window to rear, three LED spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, high gloss round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, ceramic splashback tiling, built in four ring brushed stainless steel hob unit with oven beneath plus extractor hood above, panelled radiator, slate effect laminate flooring and access off to;

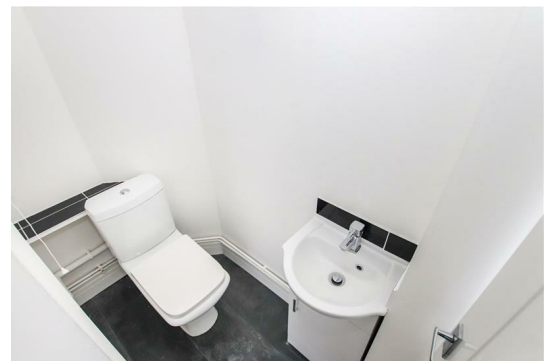


REAR LOBBY AREA

With Upvc double glazed frosted rear access door, Upvc double glazed frosted window to side, pendant light fitting, slate effect laminate flooring and access off to;

DOWNSTAIRS W.C. 1.88m x 0.97m (6'2" x 3'2")

With Upvc double glazed frosted window to rear, Main combination boiler providing the domestic hot water and central heating systems, a white low level w.c., wall mounted sink unit with mixer tap above and slate effect laminate flooring.



FIRST FLOOR LANDING

With access to loft space, pendant light fitting, two power points and doors to rooms including;

BEDROOM ONE (FRONT) 3.35m x 3.63m (11'0" x 11'11")

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



BEDROOM TWO (REAR) 3.58m x 3.20m (11'9" x 10'6")

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



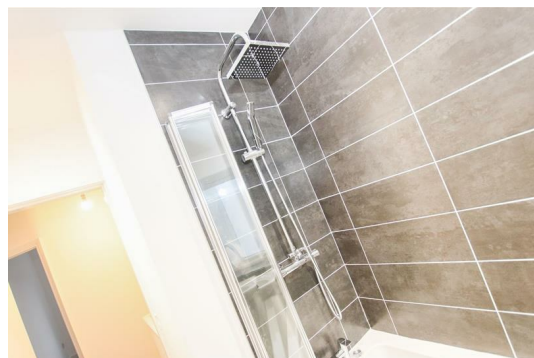
BEDROOM THREE (REAR) 3.33m x 2.18m (10'11" x 7'2")

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



FIRST FLOOR BATHROOM 2.51m x 1.70m (8'3" x 5'7")

With Upvc double glazed frosted window to front, two LED spotlight fittings, a white suite comprising of low level dual flush w.c., vanity sink unit with monobloc chrome waterfall tap above, panelled bath unit with monobloc chrome waterfall tap above, thermostatic direct flow shower, ceramic splashback tiling and vinyl cushion flooring.



EXTERNALLY

FORE COURT

Bounded by garden concrete block walls with wrought iron gate providing pedestrian access to the front of the property, paved and gravelled areas providing ease of maintenance.

REAR GARDEN

Bounded by established hedges along with concrete post and timber fencing, flagged area providing patio and sitting space etc., lawn section and access to a rear store providing ample domestic external storage space.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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