



Langley Street,
Basford



OneAgency

01782 970222

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Offers in the Region of £85,000

Mid terrace house, situated in the popular location of Basford, conveniently located for access into both Newcastle & Hanley. The property benefits from no chain involvement and is considered ideal for both first time buyers and landlords.





GROUND FLOOR

DINING ROOM

3.43m x 3.34m (11' 3" x 10' 11") Double glazed window to front, radiator, door to front, feature fireplace.

LOUNGE

3.43m x 3.59m (11' 3" x 11' 9") Double glazed window to rear, feature fireplace, under stairs storage area.

KITCHEN

1.97m x 3.19m (6' 6" x 10' 6") Modern kitchen comprising of range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, fitted oven and hob, tiled floor, part tiled walls. Double glazed window to side, door to side.

REAR LOBBY

Wall mounted boiler.

BATHROOM

Double glazed frosted window to side, heated towel rail, bathroom suite comprising of panelled bath with mains shower over, WC and pedestal wash hand basin, tiled floor.

FIRST FLOOR

BEDROOM ONE

3.46m x 3.37m (11' 4" x 11' 1") Double glazed window to front, radiator.

BEDROOM TWO

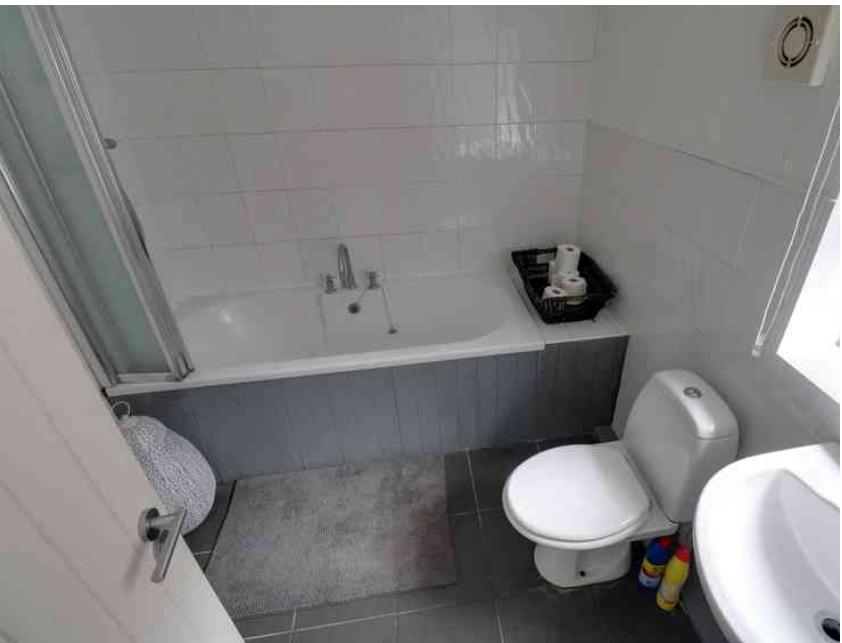
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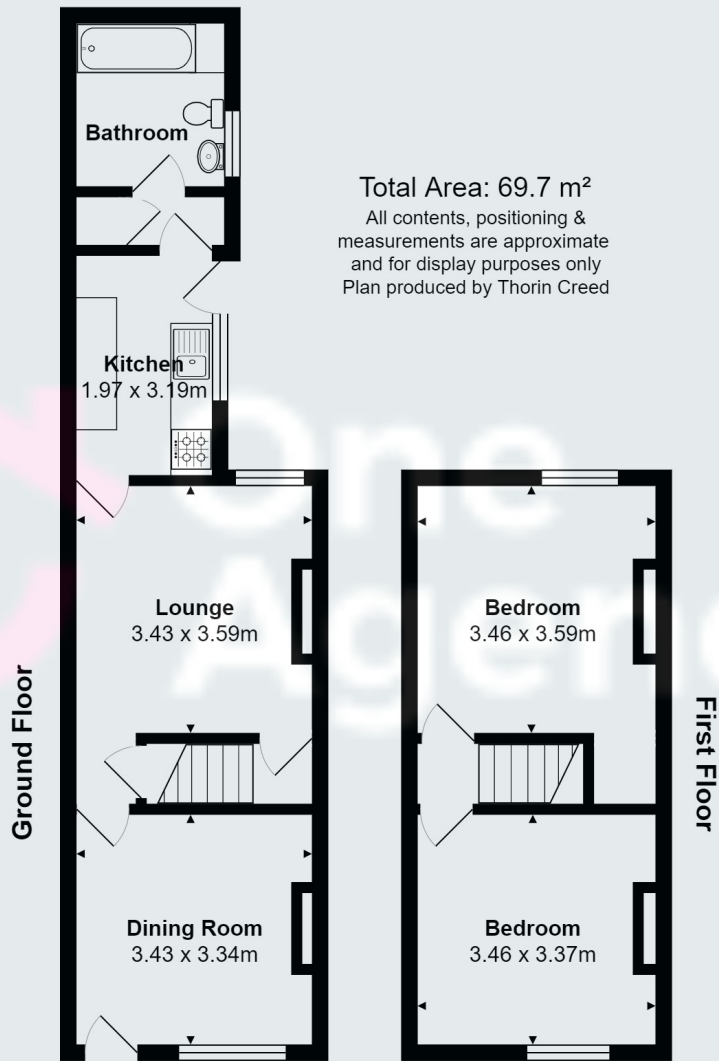
OUTSIDE

Rear yard.

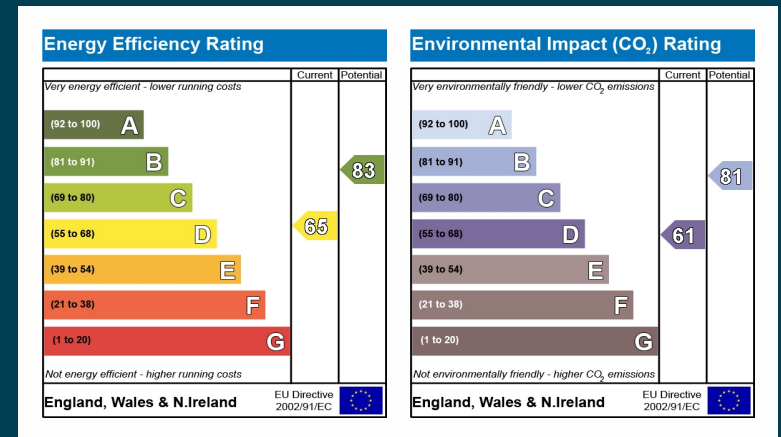
AGENTS NOTES

FURTHER TO THE BELOW WE CAN CONFIRM THAT REPAIRS HAVE NOW BEEN CARRIED OUT TO THE ROOF & CHIMNEY AND AN INVOICE IS AVAILABLE ON REQUEST TO SHOW WHAT HAS BEEN DONE
A Homebuyers survey was carried out on 11th August 2020 and the overview is: "Overview: The property is a typical mid-terraced property in its location which has been extended to the rear. Externally, the roof covering is in a poor condition and requires inspection by a suitably competent contractor prior to purchase. Internally, the roof void access was within a location that prohibited any access to inspect the internal roof space. However, we did note moisture staining to ceilings at first floor level indicating water ingress
Internally we noted several recordings of high moisture at ground floor level. Prior to purchase you are recommended to commission a suitably qualified timber and damp specialist to inspect all walls, and also timbers within the property, and provide quotes for remedial work."





Total Area: 69.7 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.