

## 22 Clifton Street, May Bank, Newcastle, Staffs, ST5 0JL



To Let Exclusive at £695 PCM



Bob Gutteridge Estate Agents are delighted to bring to the rental market this well presented and stylish terraced home situated in this ever popular May Bank location. As you would expect this property offers Upvc double glazing along with combi central heating and in brief comprising of sitting room, lounge, modern fitted kitchen, utility room and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers an enclosed rear yard. This home is a short stroll from the popular May Bank Marsh as well as being near to local amenities. Viewing Recommended !

**LOUNGE 3.61m x 3.45m (11'10" x 11'4")**

With Upvc double glazed frosted front access door with skylight above, Upvc double glazed window to front, pendant light fitting, coving, feature fire surround with modern coal effect gas fire, panelled radiator, power points and access off to;



**SITTING ROOM 3.78m x 3.40m (12'5" x 11'2")**

With Upvc double glazed French doors to rear, pendant light fitting, smoke alarm, coving, panelled radiator, t.v. aerial connection point, oak effect laminate flooring, power points, stairs to first floor landing, door to understairs store and access off to;



### **FITTED KITCHEN 2.77m x 1.98m (9'1" x 6'6")**

With Upvc double glazed window to side, spotlight fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood effect with built in bowl and half stainless steel sink unit with mixer tap above, built in four ring ceramic electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, integrated dishwasher, power points, a combination boiler providing the domestic hot water and central heating systems plus access off to;



### **UTILITY ROOM 2.18m x 1.35m (7'2" x 4'5")**

With Upvc double glazed frosted window to side, double panelled radiator, space for fridge/freezer, space for condenser dryer, plumbing for automatic washing machine, oak effect laminate flooring and power points.



### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE (FRONT) 3.66m x 3.40m (12'0" x 11'2")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, feature cast iron fireplace and power points.



### **BEDROOM TWO 3.81m x 2.51m (12'6" x 8'3")**

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



## FIRST FLOOR BATHROOM 2.18m x 1.98m (7'2" x 6'6")

With Upvc double glazed frosted window to rear, a white three piece suite comprising of low level w.c., pedestal sink unit, panelled bath unit with shower above, ceramic splashback tiling, modern chrome towel radiator and tile effect laminate flooring.



## EXTERNALLY

A delightful enclosed rear yard with Indian stone paved patio providing ample patio and sitting space, timber fencing to borders along with a timber gate providing pedestrian access to the rear of the property.



## COUNCIL TAX

Band 'A' payable to Newcastle under Lyme Borough Council.

## SERVICES

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

## TERMS

The property is offered to let for a minimum term of six months at £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £160.38 which, subject to successful referencing, will form part of the deposit. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

## 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	64   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

