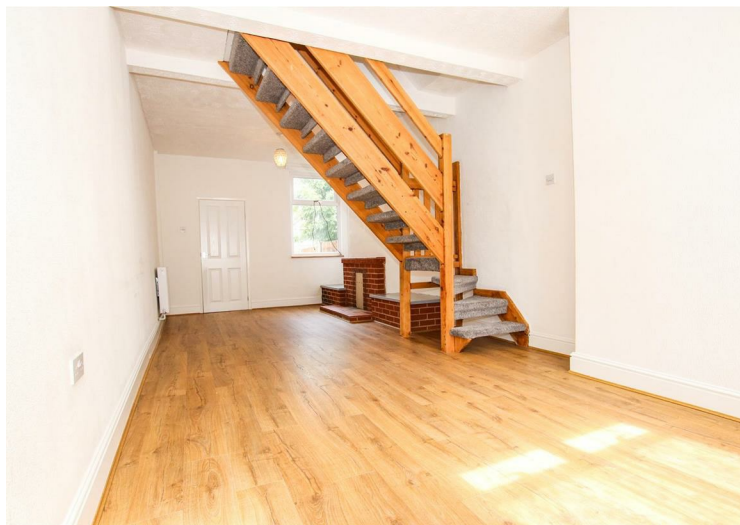


## 5 Keeling Street, Wolstanton, Newcastle, Staffs, ST5 0DL



To Let Exclusive at £625 PCM

Bob Gutteridge Estate Agents are pleased to offer to the market this attractively presented terraced home situated in this convenient Wolstanton Village location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34 & A500. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of through lounge/dining room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. Viewing Advised !

**THROUGH LOUNGE/DINING ROOM 7.87 x 3.43 (25'10" x 11'3")**

With Upvc double glazed windows to front and rear aspects, Upvc double glazed frosted front access door with inset frosted glazed panel, two pendant light fittings, two double panelled radiators, built in gas / electricity meter cupboards, battery and mains smoke alarm, Virgin Media connection point (Subject to usual transfer regulations), power points, brick feature fireplace, oak effect laminate flooring, open staircase provides access to first floor landing and door leads off to;





### **FITTED KITCHEN 3.28 x 1.91 (10'9" x 6'3")**

With Upvc double glazed window to side, pendant light fitting, access to loft space, range of base and wall mounted beech wood storage cupboards providing ample domestic cupboard and drawer space with granite effect textured round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with electric oven beneath, ceramic splash back tiling, plumbing for automatic washing machine, power points and door leads off to;



### **REAR LOBBY AREA**

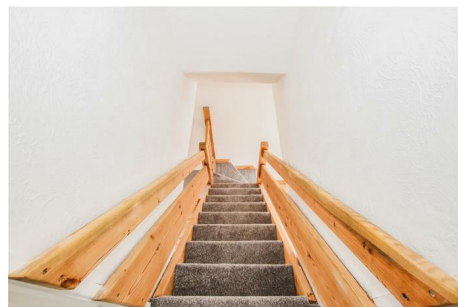
With Upvc double glazed frosted side access door, wall light fitting, ceramic tiled flooring door to built in boiler cupboard with Baxi combination boiler providing the domestic hot water and central heating systems. Door leads off to;

### **GROUND FLOOR BATHROOM 2.03m x 1.78m (6'8" x 5'10")**

With Upvc double glazed frosted window to side, globe light fitting, modern chrome towel radiator, a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit with mixer tap with shower attachment, ceramic high gloss white splashback tiling and ceramic tiled flooring.

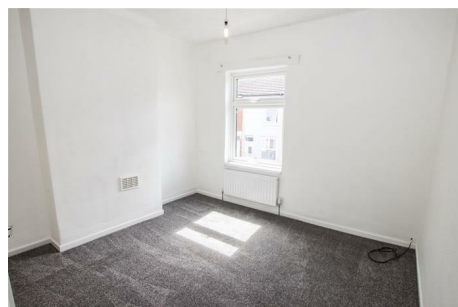
### **FIRST FLOOR LANDING**

With pendant light fitting, battery and mains smoke alarm plus doors to rooms including;



### **BEDROOM ONE (FRONT) 3.40m x 3.18m (11'2" x 10'5")**

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



## **BEDROOM TWO 3.48m x 3.40m (11'5" x 11'2")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and access to built in storage cupboard providing ample domestic hanging and storage space etc.



## **EXTERNALLY**

### **REAR YARD**

Bounded by concrete post and timber fencing, flagged area providing ample patio space and sitting space etc.

### **COUNCIL TAX**

Band 'A' amount 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 £625.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £721.15 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £144.23 which, subject to successful referencing, will form part of the first months rent. 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.

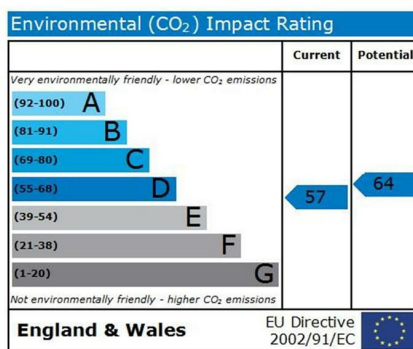
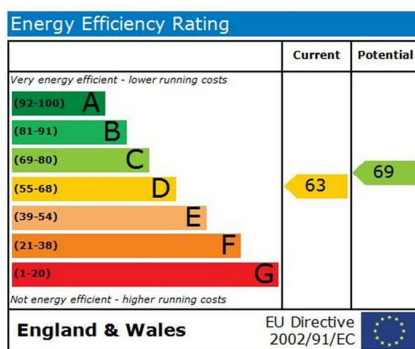
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

### **VIEWING**

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

### **DIRECTIONS**

From Porthill office proceed along Wolstanton High Street, turning third left to Keeling Street, where number 5 will be found located on the left hand side.



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

