

18 Cresswell Avenue, Waterhayes, Newcastle, Staffordshire,



To Let Exclusive at £695 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented modern day town house situated on this ever popular Waterhayes Village development. The property offers a desirable open plan living arrangement which in brief comprises of storm porch, open plan lounge/kitchen/diner and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers an attractive fore garden with a decked patio area plus off road parking for two vehicles. **Internal Inspection Is Advised !**

STORM PORCH

With Upvc double glazed frosted front access door, Upvc double glazed window to front, two spotlight fittings, smoke alarm, panelled radiator, door to built in boiler cupboard with Main combination boiler providing the domestic hot water and central heating systems. Access off to;

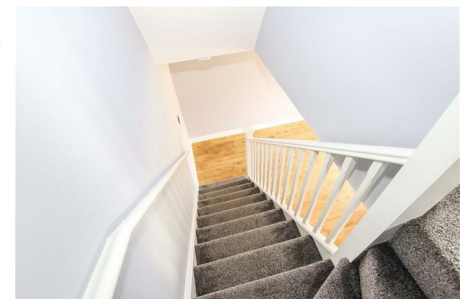
OPEN PLAN LOUNGE / KITCHEN / DINER 6.02m x 4.47m reducing to 3.76m (19'9" x 14'8" reducing to 12'4")

With part panelled part front glazed front access door, half bay window to front, Upvc double glazed window to front, three lamp light fitting plus pendant light, single panelled radiator, t.v. aerial socket, power points, BT telephone point (Subject to usual transfer regulations), oak effect laminate flooring to lounge area, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with stainless steel sink unit, ceramic splashback tiling, integrated four ring electric hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for fridge/freezer, smoke alarm and stairs to;



FIRST FLOOR LANDING

With access to loft space, smoke alarm, power point and doors to rooms including;



FIRST FLOOR BATHROOM 1.68m x 1.85m (5'6" x 6'1")

With a white suite comprising of low level dual flush w.c. pedestal sink unit, panelled bath unit with thermostatic mixer tap with shower attachment, aqua boarding to splashback, ceramic wall tiling, modern chrome towel radiator and vinyl cushion flooring.



BEDROOM ONE 3.23m x 2.74m (10'7" x 9'0")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, Sky connection point (Subject to usual transfer regulations), power points and built in wardrobe providing ample domestic hanging space and storage space etc..



BEDROOM TWO 2.72m x 1.85m (8'11" x 6'1")

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



EXTERNALLY

FRONT GARDEN

Bounded by concrete post and timber fencing, timber gate providing pedestrian access to front of the property, flagged pathways, two lawn sections and decked area providing ample patio and sitting space etc..



OFF ROAD PARKING

With two allocated off road parking spaces to the front of the property.

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 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 your Right to Rent under the Immigration Act 2014

VIEWING

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

COUNCIL TAX

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	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

