

27 Pilsbury Street, Wolstanton, Newcastle, Staffordshire, ST5 0DD

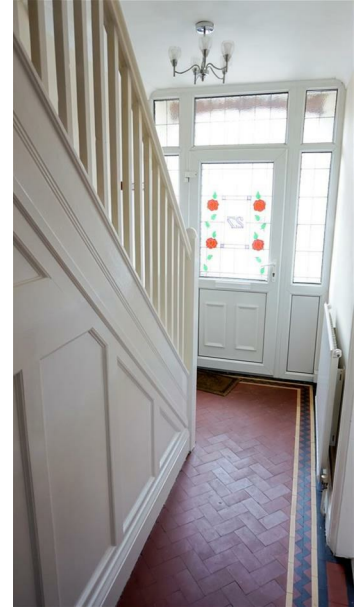


£795 PCM

This well maintained traditional townhouse is in an ideal Wolstanton location. The property is enhanced with Upvc double glazing along with combi central heating which offers good sized family accommodation comprising of entrance hall, bay fronted lounge, open plan fitted kitchen/dining room and half brick Upvc double glazed conservatory., to the first floor there are three family sized bedrooms enhanced with a first floor bathroom. Externally the property enjoys a fore court to frontage along with an enclosed rear garden. This property is in an ideal position in Wolstanton leading to access roads such as the A34 and A500 along with good access to Wolstanton village where local shops, schools and amenities can be located. Internal inspection of this property is considered essential!

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, double glazed frosted panels to side with inset lead pattern, coving to ceiling, five lamp chrome and glass light fitting, smoke alarm, original tiled flooring, coving to ceiling, gas meter, stairs to first floor landing, power point, door to under stairs storage cupboard providing ample domestic shelving and storage space, two power points, wall light fitting and door leads off to;



BAY FRONTED LOUNGE 3.66m into bay x 3.35m (12'0" into bay x 11'0")

With Upvc double glazed bay window to front, coving to ceiling, three lamp light fitting, wall mounted electric modern pebble effect fire, Virgin Media connection point (subject to usual transfer regulations), BT telephone point (subject to usual transfer regulations) and six power points.



FITTED KITCHEN / DINING ROOM 5.13m x 3.81m reducing in kitchen area to 2.57m (16'10" x 12'6" reducing in kitchen area to 8'5")

With Upvc double glazed window to rear, Upvc double glazed patio door to rear, coving, four lamp spotlight fitting, five lamp chrome and glass light fitting, wood effect laminate flooring in oak effect, single panelled radiator, a range of base and wall mounted mahogany storage cupboards providing ample domestic cupboard and drawer space, round edge work surface, built in four ring gas hob unit, oven beneath with extractor hood above, ceramic splash back tiling, ceramic tiled flooring, built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, built in electricity consumer unit and meter and thirteen power points.



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.33m x 2.79m (10'11" x 9'2")

With Upvc double glazed side access door, Upvc double glazed windows to sides and rear, pendant light fitting, single panelled radiator, oak effect laminate flooring and six power points.



FIRST FLOOR LANDING

With access to loft space, smoke alarm, five lamp chrome and glass light fitting, two power points and doors to rooms including;

FIRST FLOOR BATHROOM 2.54m x 1.75m (8'4" x 5'9")

With Upvc double glazed frosted window to rear, globe light fitting, extractor fan, modern white suite comprising of dual flush push button WC, pedestal sink unit with chrome mixer tap above, panelled bath/shower unit with thermostatic direct flow shower and taps above, ceramic wall tiling with inset decorative border tile, ceramic tiled flooring, chrome towel radiator and built in boiler cupboard housing Main Combi HE 24 boiler providing domestic hot water and central heating systems.



BEDROOM ONE (REAR) 3.78m x 3.23m (12'5" x 10'7")

With Upvc double glazed window to rear, TV aerial point, single panelled radiator and four power points.



BEDROOM TWO 3.23m x 2.64m (10'7" x 8'8")

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



BEDROOM THREE 2.11m x 2.41m (6'11" x 7'11")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, four power points and built in wardrobe providing ample domestic hanging and storage space etc.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing with wrought iron gate providing pedestrian access to the front of the property, flagged pathway for ease of maintenance and lawn section to frontage.

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, lawn section, flagged pathway for ease of maintenance and garden timber shed providing ample domestic external storage space etc,



TERMS

The property is offered to let for a minimum term of six months at £795.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £917.30 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £183.46 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 eligibility under the Right to Rent 2014 to establish your immigration status

SERVICES

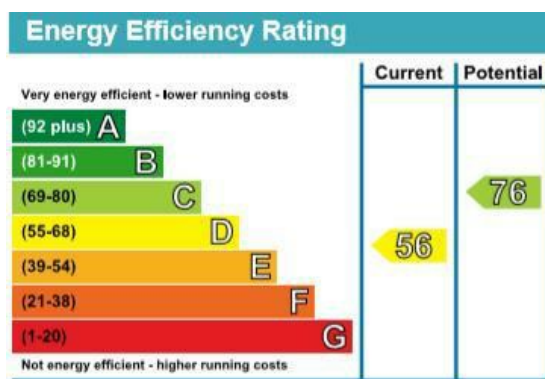
Main services of gas, electricity, water and drainage are connected.

VIEWING

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

COUNCIL TAX

Council tax band A payable to Newcastle Under Lyme Borough Council.



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

