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## 5 Hartington Street, Wolstanton, Newcastle, Staffs, Staffs, ST5



To Let Exclusive at £750 PCM

Bob Gutteridge Estate Agents are delighted to bring to the lettings market this attractively presented terraced home situated in this ever popular Wolstanton location which provides access to local shops, schools and amenities as well as being well placed for access to the A34 & A500. This smartly presented home already enjoys double glazing along with combi central heating and offers well presented accommodation comprising of entrance hall, lounge, separate sitting room, modern fitted kitchen and to the first floor are two bedrooms along with a first floor family bathroom. Externally the property boasts a sizable yard which provides off road parking. Viewing Essential !

### **COVERED PORCH**

With tiled threshold step, part panelled part double glazed front entrance door with skylight panel above leads to;

### **ENTRANCE HALL**

Pendant light, coved ceiling, panelled radiator, battery smoke alarm, two power points, stairs to first floor, doors to ground floor reception rooms including;



### **FRONT SITTING ROOM 3.56 x 3.23 (11'8" x 10'7")**

With double glazed window to front, pendant light, coved ceiling, panelled radiator, four power points, meter cupboard with gas and electricity meters, consumer unit.



### **LOUNGE 4.61 x 3.36 (15'1" x 11'0")**

With double glazed window to rear, panelled radiator, coved ceiling, three lamp pendant light fitting, marble hearth step, fitted cast iron effect living flame coal effect gas fire, t.v. aerial socket plus four power points, door to kitchen and door to;



### **UNDERSTAIRS CLOAKS/STORAGE**

With coat hooks, storage shelves and space.

### **FITTED KITCHEN 3.48 x 2.38 (11'5" x 7'10")**

With double glazed window to side, half panelled half double glazed side access door, coved ceiling, range of base and wall mounted storage cupboards providing ample cupboard and drawer space with textured granite effect round edge work surfaces, inset ceramic four ring hob unit and fan assisted electric oven beneath, bowl and a half inset single drainer sink unit in stainless steel with mixer tap above, Bosch dishwasher - note; dishwasher is provided for tenants use but any repairs will be at tenants expense, pvc wood effect flooring, four lamp spotlight fitting, electric cooker panel plus eleven power points.



### **LAUNDRY 2.38 x 1.17 (7'10" x 3'10")**

With space for fridge and freezer (note; fridge and freezer are available if required), wall mounted Ferolli combination gas fired boiler supplying the domestic hot water and central heating systems, double glazed window to rear, ample electric power points, pendant light.



## FIRST FLOOR LANDING

With pendant light, access to loft, coving, power point, doors to first floor rooms including;



## BEDROOM ONE 4.60 x 3.23 (15'1" x 10'7")

With two double glazed windows to front, panelled radiator beneath, pendant light, four power points, overstairs wardrobe cupboard with hanging rail, storage shelving and bi-fold mirrored doors.



## BEDROOM TWO 3.39 x 2.50 + door recess (11'1" x 8'2" + door recess)

With double glazed window to rear, pendant light, four power points, mirrored bi-fold doors reveal built-in wardrobe with hanging rail and storage shelf.



## FIRST FLOOR BATHROOM 2.43 x 2.00 (8'0" x 6'7")

Double glazed window to rear, extensive white ceramic wall tiling, modern white suite with pedestal sink having chrome mixer tap above, dual flush low level WC, panelled bath with chrome mixer tap, mechanical plug plus chrome mixer tap and shower unit above, four lamp spotlight fitting, storage cupboard off.



## EXTERNALLY

### REAR GARDEN

Crazy paved for ease of maintenance with wrought iron gate providing vehicular access to rear.



## **TERMS**

The property is offered to let for a minimum term of six months at £750.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £173.07 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

## **VIEWING**

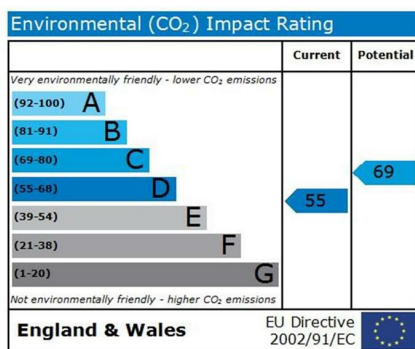
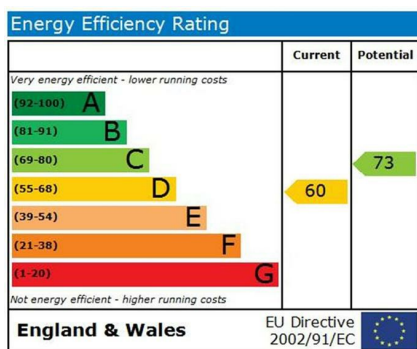
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## **DIRECTIONS**

From Porthill office proceed to the end of Watlands View, turning right at the end to Dimsdale Parade West, turn first left to Hartington Street, where number 5 will be found located on the left hand side.

## **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

