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## 22 Althrop Grove, Longton, Stoke-On-Trent, Staffordshire, ST3



To Let Exclusive at £695 PCM

**Bob Gutteridge Estate Agents** are pleased to offer to the rental market this desirable end town house situated in this popular and convenient Longton location. The property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief comprises of entrance lobby, lounge, fitted kitchen/diner and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. **Viewing Advised !**

#### **ENTRANCE LOBBY**

With double glazed frosted front access door, electricity consumer unit, panelled radiator, oak effect laminate flooring and door leads off to;

#### **LOUNGE 4.04m x 3.81m reducing to 2.84m (13'3" x 12'6" reducing to 9'4")**

With Upvc double glazed bow window to front, three lamp light fitting, smoke alarm, panelled radiator, oak effect laminate flooring, TV aerial connection, power points, spotlight fitting and door leads off to;



## FITTED KITCHEN / DINER 3.78m x 2.79m (12'5" x 9'2")

With Upvc double glazed window to rear, part panelled part glazed side access door, Upvc double glazed window to side, two three lamp light fittings, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, granite work surfaces with built in stainless steel sink unit with mixer tap above, four ring gas hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, vinyl cushion flooring, power points and Baxi combination boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space and doors to rooms including;



## BEDROOM ONE (FRONT) 2.84m plus recess x 3.20m (9'4" plus recess x 10'6")

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



## **BEDROOM TWO 3.66m x 1.85m (12'0" x 6'1")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, beechwood effect laminate flooring and power points.



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

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit with electric shower above, ceramic wall tiling with decorative border tile, vinyl cushion flooring and panelled radiator.



## **EXTERNALLY**

### **FORE GARDEN**

With lawn section to frontage along with a tarmac driveway providing off road parking for two or so vehicles, access leads alongside the property to;



### **REAR GARDEN**

Bounded by concrete post and timber fencing, paved area provides patio and sitting space, lawn section and garden timber shed providing ample external storage space.



### **COUNCIL TAX**

Band 'B' amount payable to City of Stoke On Trent City Council.

## **SERVICES**

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

## **TERMS**

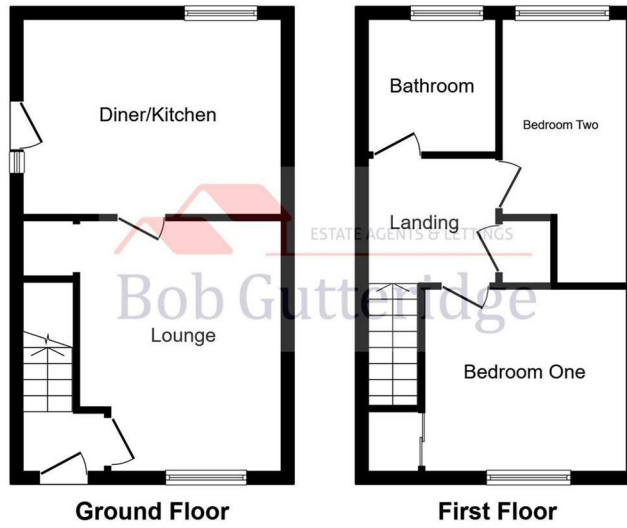
The property is offered to let for a minimum term of six months at £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £160.38 which, subject to successful referencing, will form part of the 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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73   C  | 88   B    |
| 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

