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46 Grosvenor Road, Meir, Stoke-On-Trent, Staffordshire, ST3 5ND



£775 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this attractively presented end town house to the market. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, "L" shaped lounge/diner, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers ease of maintenance gardens to front and rear. The location is ideal for access to the A50 as well as being near to local amenities. Viewing Advised !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door, enclosed light fitting, batter and mains smoke alarm, panelled radiator, stairs to first floor landing and door leads off to;



"L" SHAPED LOUNGE / DINING ROOM 7.06m x 3.78m reducing to 2.46m (23'2" x 12'5" reducing to 8'1")

With Upvc double glazed window to front, Upvc double glazed patio doors to rear, two enclosed light fitting, two panelled radiators, BT telephone point (Subject to usual transfer regulations), wall mounted electric fire, power points, modern grey laminate flooring, door to under stairs store and access off to;



MODERN FITTED KITCHEN 2.26m x 3.00m (7'5" x 9'10")

With Upvc double glazed window to rear, enclosed light fitting, CO2 detector, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring electric hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for fridge/freezer, modern grey laminate flooring, power points and Baxi 800 combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed window to side, enclosed light fitting, battery and mains smoke alarm and doors to rooms including;



BEDROOM ONE (REAR) 3.71m x 2.77m (12'2" x 9'1")

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



BEDROOM TWO (FRONT) 2.84m max x 3.23m max (9'4" max x 10'7" max)

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



BEDROOM THREE (REAR) 1.88m x 2.74m (6'2" x 9'0")

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



FIRST FLOOR BATHROOM 2.16m reducing to 1.65m x 2.29m max (7'1" reducing to 5'5" x 7'6" max)

With Upvc double glazed frosted window to front, enclosed light fitting, extractor fan, a white suite comprising of low level dual flush w.c., vanity sink unit, "L" shaped bath / shower unit with monobloc chrome mixer tap with shower attachment, aqua boarding to splashback, vinyl cushion and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with garden block walls, paved pathways, plum slate chipping providing ease of maintenance and access alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing along with concrete block walls, artificial grassed area and plum slate chipping.



COUNCIL TAX

Band 'A' amount payable to Stoke On Trent City Council.

SERVICES

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

TERMS

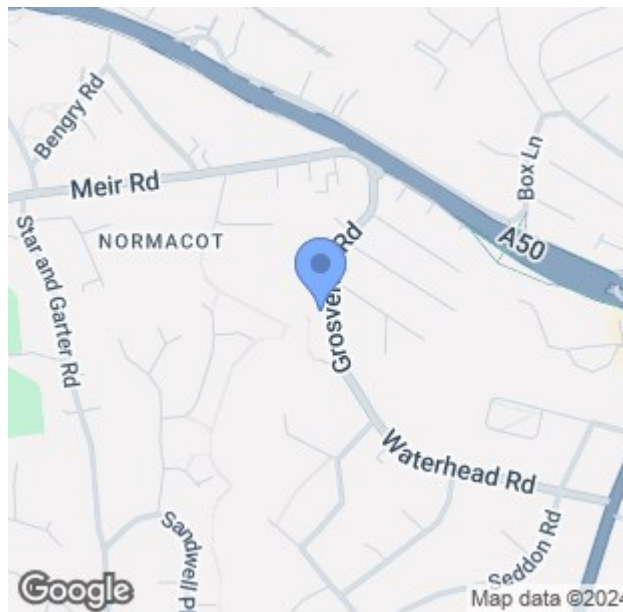
The property is offered to let for a minimum term of six months at £775.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £894.23 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £178.84 which, subject 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 66 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 |

