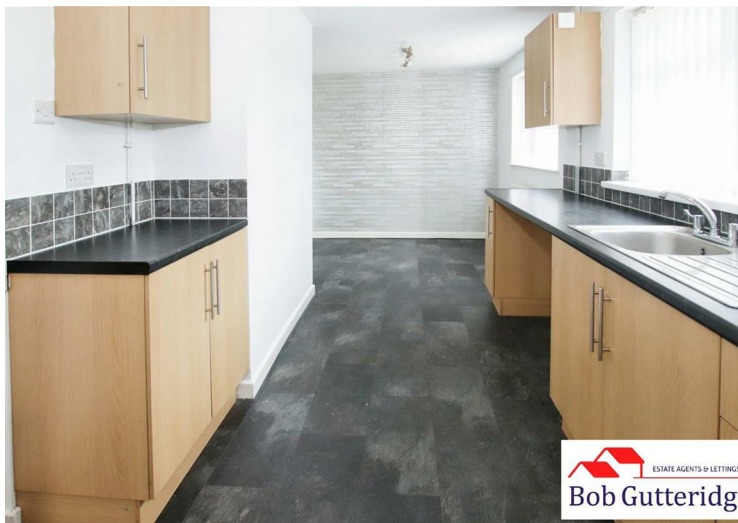


## 31 Bath Road, Silverdale, Newcastle, Staffs, ST5 6QX



To Let Exclusive at £895 PCM



**Bob Gutteridge Estate Agents** are delighted to bring to the rental market this semi-detached home situated on this popular residential development in Silverdale which provides good access to the village where shops, schools, and amenities can all be located. As you would expect this home offers the modern day comforts of Upvc double glazing along with combination gas central heating and in brief the accommodation comprises of entrance hall, lounge, modern fitted kitchen/dining room and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear. **Viewing Advised !**

### **ENTRANCE HALL**

With Upvc double glazed frosted front access door, pendant light fitting, battery and mains smoke alarm, panelled radiator, power points, BT telephone point (subject to usual transfer regulations), stairs to first floor landing, door to under-stairs store and doors lead off to rooms including;



### **LOUNGE 4.01m x 3.40m (13'2" x 11'2")**

With Upvc double glazed window to front, LED light fitting, panelled radiator, wall mounted thermostat, TV aerial socket and power points.



**OPEN PLAN MODERN FITTED KITCHEN / DINING ROOM 5.99m x 2.57m (19'8" x 8'5")**

With two Upvc double glazed windows to rear, Upvc double glazed frosted side access door, two four lamp light fittings, a range of base and wall mounted oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, double panelled radiator, tile effect laminate flooring, power points and a Baxi Duo Tech combination boiler providing domestic hot water and central heating systems.



**FIRST FLOOR LANDING**

With pendant light fittings, battery and mains smoke alarm, access to loft space, power point and doors to rooms including;



**BEDROOM ONE (FRONT) 3.02m plus door recess x 3.25m (9'11" plus door recess x 10'8")**

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



**BEDROOM TWO (REAR) 3.56m x 2.54m (11'8" x 8'4")**

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



**BEDROOM THREE (FRONT) 2.49m x 2.64m maximum (8'2" x 8'8" maximum)**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, built in single bed unit and power points.



**FIRST FLOOR BATHROOM 1.60m x 2.31m (5'3" x 7'7" )**

With Upvc double glazed frosted window to rear, extractor fan, LED light fitting, a white suite comprising of built in dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment, ceramic splashback tiling, double panelled radiator and vinyl cushion flooring.



**EXTERNALLY**

**FORE GARDEN**

Bounded by concrete/timber post and timber fencing, concrete pathways lead down with metal handrail, lawn section and access alongside the property to;

**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing with paved area providing ample domestic patio and sitting space, timber gate provides access off to a tiered lawn section.



**COUNCIL TAX**

Band 'A' amount payable to Newcastle under Lyme Borough 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 £895.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1032.69 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £206.53 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.

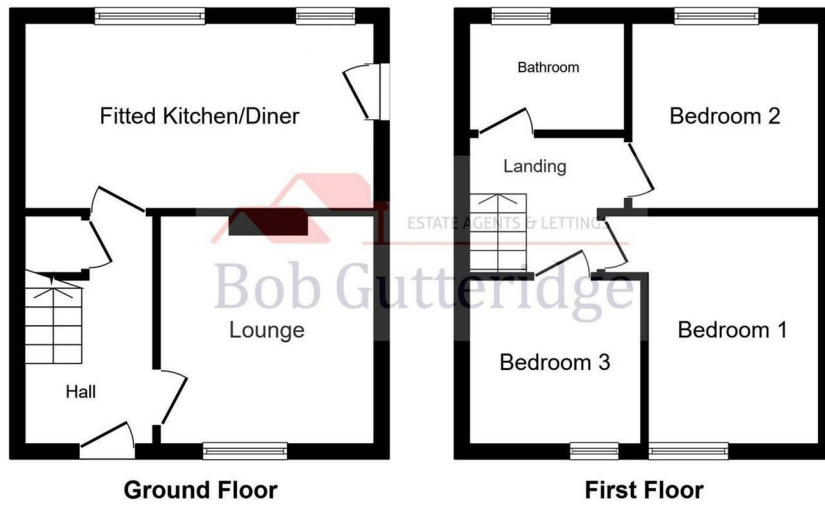
No Pets, No Smoking.

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		88 B
69-80	C	74 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

