

## 3 Station View, Meir, Stoke-On-Trent, Staffs, ST3 6DE



To Let Exclusive at £750 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and spacious terraced home which overlooks allotments in this popular Meir street. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of bay fronted lounge, separate sitting room, fitted kitchen, utility area, fully tiled ground floor bathroom and to the first floor are two bedrooms along with access to a usable loft space. Externally the frontage has been landscaped to provide off road parking for a vehicle and to the rear an enclosed yard can be located which offers a good degree of privacy. The location is ideal for access to local shops, schools and amenities as well as offering good road links to the A50. Viewing Advised !

### STORM PORCH

With Upvc double glazed frosted front access doors with frosted skylight above, ceramic tiled flooring and part panel part frosted glazed door provides access off to;

### BAY FRONTED LOUNGE 4.34m into bay x 3.43m (14'3" into bay x 11'3")

With Upvc double glazed bay window to front, coving to ceiling, decorative ceiling rose, three lamp light fitting, built in gas / electricity meter cupboards, panelled radiator, power points, stairs to first floor landing and access off to;



### **SITTING ROOM 3.66m x 3.43m (12'0" x 11'3")**

With Upvc double glazed French doors to rear, coving to ceiling, decorative ceiling rose, three lamp light fitting, panelled radiator, feature brick fire surround with mantle shelf, panelled radiator, power points, door to understairs storage cupboard providing ample storage space and door leads off to;



### **FITTED KITCHEN 3.28m x 1.73m (10'9" x 5'8")**

With Upvc double glazed window to side, wood panelling to ceiling, three spotlight fittings, panelled radiator, ceramic wall tiling, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, vinyl cushion flooring, power points and door to built in boiler cupboard housing Baxi combination boiler providing the domestic hot water and central heating systems. Access off to;



## UTILITY ROOM

With Upvc double glazed frosted stable side access door, plumbing for automatic washing machine, space for condenser dryer, vinyl cushion flooring, double panelled radiator, access to service hatch, two spotlight fittings, power points and door provides access to;



## GROUND FLOOR FULLY TILED BATHROOM 2.29m x 1.60m (7'6" x 5'3")

With Upvc double glazed frosted window to side, extractor fan, two LED spotlight fittings, fully tiled in modern grey wall ceramics, a white suite comprising of low level dual flush WC, vanity sink unit with chrome mixed tap above, panel bath unit with chrome mixer tap above plus Triton electric shower, vinyl cushion flooring and double panelled radiator.



## FIRST FLOOR LANDING

With smoke alarm, pendant light fitting, stairs off to usable loft space and doors to rooms including;



## BEDROOM ONE (FRONT) 3.40m x 3.63m (11'2" x 11'11")

With Upvc double glazed window to front with inset led pattern, artex to ceiling, coving, ceiling rose, pendant light fitting, paneled radiator, power points and door to built in wardrobe providing ample domestic hanging space and storage space.



## **BEDROOM TWO (REAR) 34.14m x 36.27m reducing to 2.57m (112" x 119" reducing to 8'5")**

With Upvc double glazed window to rear, artex to ceiling, coving, three lamp light fitting, decorative picture rail, paneled radiator and power points.



## **USABLE LOFT SPACE 5.51m maximum x 3.43m (18'1" maximum x 11'3")**

With double glazed skylight to rear, three lamp light fitting, smoke alarm, double panelled radiator, power points, TV aerial lead and access to eaves.



## **EXTERNALLY**



## **FORE GARDEN**

With mature hedge to border, a tarmac driveway provides off road parking and paved pathways.

## REAR YARD

Bounded by concrete post and timber fencing along with mature hedges, a paved area provides patio and sitting space, external shed and access to a sectional garage providing storage space.



## COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent 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 £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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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

