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43 Dimsdale View East, Porthill, Newcastle, Staffordshire, ST5



To Let Exclusive at £675 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and recently updated fore courted terraced home situated in this ever popular Porthill location which provides ease of access to both the A34 & A500. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, bathroom and to the first floor are two double bedrooms. Externally the property offers a rear garden. **Viewing Advised !**

SITTING ROOM 3.43m x 3.35m (11'3" x 11'0")

With part panelled part frosted glazed front access door with frosted skylight above, Upvc double glazed window to front, pendant light fitting, built in meter cupboard, electricity consumer unit, panelled radiator, power points and access off to;



LOUNGE 3.53m x 3.40m (11'7" x 11'2")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, feature fireplace with inset coal effect gas fire, smoke alarm, carbon monoxide detector, door to under stairs store, stairs to first floor landing and access off to;



FITTED KITCHEN 3.66m x 1.96m (12' x 6'5")

With Upvc double glazed window to side, LED tubular light, a range of base and wall mounted 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 fridge/freezer, plumbing for automatic washing machine, power points, Vinyl cushion flooring, freestanding gas cooker, Glow Worm boiler providing the domestic hot water and central heating systems, panelled radiator and door leads off;



REAR HALLWAY

With Upvc double glazed side access door, vinyl cushion flooring and door leads off to;

BATHROOM/WC 2.39m max x 1.85m (7'10" max x 6'1")

With Upvc double glazed frosted window to rear, enclosed light fitting, a white suite comprising of vanity sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap plus shower attachment, glazed shower screen, low level W.C., panelled radiator and vinyl cushion flooring.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE (REAR) 3.58m x 3.45m (11'9" x 11'4")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in airing cupboard housing the hot water cylinder.



BEDROOM TWO 3.43m x 3.38m (11'3" x 11'1")

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



EXTERNALLY



FORE COURT

Bounded by garden brick walls along with timber fencing, metal front access gate, paved pathways and stone chipping.

REAR GARDEN

Bounded by garden brick walls along with timber fencing, paved pathways, paved patio area and access to a garden area with timber decked patio along with two lawn sections with mature shrubs to borders.



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 £675.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £778.84 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £155.76 which, subject to successful referencing, will form part of the deposit. 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

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

