

3 Brampton Road, Newcastle, Newcastle, Staffs, ST5 0PA



To Let Exclusive at £1,100 PCM

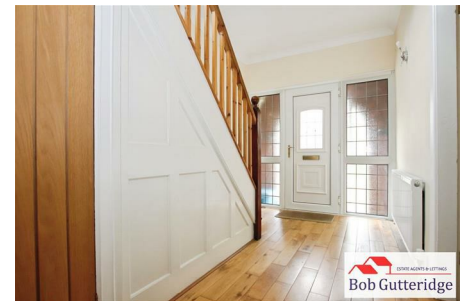
Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious traditional semi detached home situated in this ever popular and convenient May Bank location which provides ease of access to local shops, schools, amenities and May Bank Marsh. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, through lounge / dining room, Upvc double glazed conservatory, fitted kitchen and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with off road parking for several vehicles. Viewing Of This Home Is A Must !

STORM PORCH

With Upvc double glazed French doors to front, double glazed units to sides and skylight, original Minton tiled flooring and Upvc double glazed frosted front access door with inset lead pattern and stained glass leads off to;

ENTRANCE HALL

With frosted double glazed units to front with inset lead pattern, coving to ceiling, wall light fitting, smoke alarm, engineered oak flooring, panelled radiator, power points, stairs to first floor landing and door leads off to;



DOWNSTAIRS WC 1.60m x 0.79m (5'3" x 2'7")

With enclosed light fitting, extractor fan, a white suite comprising of low level dual flush WC, corner vanity sink unit with chrome mixer tap above, engineered oak flooring and built in meter cupboard.



BAY FRONTED LOUNGE / DINING ROOM 7.34m x x3.58m (24'1" x x11'9")

With Upvc double glazed bay windowed front with inset lead pattern, Upvc double glazed French doors to rear with double glazed units to sides, two decorative ceiling roses, two three lamp brass and glass light fittings, two panelled radiators, feature fire surround, built in living flame and coal effect gas fire, TV aerial connection point (subject to the usual transfer regulations), built in living flame coal effect gas fire to dining area, power points and access off to;



UPVC DOUBLE GLAZED CONSERVATORY 2.95m x 2.92m (9'8" x 9'7")

With Upvc double glazed panels to sides and rear aspects, Upvc double glazed patio doors to rear, vinyl cushion flooring and two power points.



FITTED KITCHEN 4.47m x 2.62m (14'8" x 8'7")

With two Upvc double glazed windows to side Upvc frosted glazed rear access door, nine spotlight fittings, a range of base and wall mounted high gloss 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 up above, built in four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, space for condenser dryer, space for under counter fridge plus freezer, power points and a Baxi Solo boiler provides the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, smoke alarm, coving to ceiling, and doors lead off to rooms including;



BEDROOM ONE (FRONT) 4.22m x 3.23m to chimney breast (13'10" x 10'7" to chimney breast)

With Upvc double glazed bay window to front with inset lead pattern, decorative picture rail, panelled radiator, power points and built in double wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.89m x 3.58m maximum (12'9" x 11'9" maximum)

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



BEDROOM THREE (FRONT) 2.41m x 2.29m (7'11" x 7'6")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and power points



FIRST FLOOR BATHROOM 2.54m x 2.24m (8'4" x 7'4")

With Upvc double glazed frosted window to rear, wood panelling to ceiling, three light fittings, aqua boarding to walls, vinyl cushion flooring, modern chrome towel radiator, a white suite comprising of low level dual flush WC, "P" shaped bath / shower unit with electric shower above, glazed curved shower screen, pedestal sink unit with chrome mixer tap above, built in airing cupboard with copper hot water cylinder along with ample domestic drying space and storage space.



EXTERNALLY

FORE GARDEN

Bounded by garden stone/brick walls, lawn section to frontage with mature shrubs and plants to border, a paved driveway providing ample off road parking for several vehicles and access which leads alongside the property providing access off to;

REAR GARDEN

Bounded by concrete post and timber fencing, a paved and gravelled area provides patio and sitting space, garden concrete block retaining walls with mature shrubs and plants to border.



COUNCIL TAX

Band 'C' 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 £1100.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1269.23 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £253.84 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.

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

