

2 Norman Avenue, Tunstall, Stoke-On-Trent, Staffs, ST6 7HD



To Let Exclusive at £995 PCM

Bob Gutteridge Estate Agents are pleased to bring to the market this beautifully presented and up to date semi detached home situated in a desirable cul de sac position in Tunstall which provides ease of access to local shops, schools and amenities. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted dining room, lounge, fitted kitchen and to the first floor are three bedrooms along with a first floor shower room and separate WC. Externally the property offers gardens to front and rear along with off road parking for several vehicles. **Viewing Of This Home Is A Must !**

ENTRANCE HALL

With Upvc double glazed frosted front access door with intent lead pattern, frosted double glazed unit to side, three lamp light fitting, panelled radiator, ceramic tiled flooring, BT telephone point (Subject to usual transfer regulations), power points, stairs to first floor landing and doors lead off to;



BAY FRONTED DINING ROOM 3.84m into bay x 3.15m (12'7" into bay x 10'4")

With Upvc double glazed bay window to front, coving to ceiling, five lamp light fitting, oak effect laminate flooring, panelled radiator, wall light fitting, power points and archway provides access off to;



LOUNGE 4.11m x 3.28m (13'6" x 10'9")

With Upvc double glazed patio doors to rear with double glazed units to sides and skylights, coving to ceiling, feature fireplace with tiled hearth and cast iron log burner, TV aerial connection point, panelled radiator, power points and wall light fitting.



FITTED KITCHEN 4.34m maximum x 2.54m (14'3" maximum x 8'4")

With Upvc double glazed window to rear, Upvc double glazed window to side, Upvc double glazed frosted side access door, six LED spotlight fittings, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in bowl and a half stainless steel sink unit with chrome mixer tap above, space for freestanding gas cooker, built in fridge/freezer, panelled radiator, ceramic tiled flooring, ceramic splashback tiling, power points and door to downstairs storage cupboard housing the electricity consume unit along with ample domestic storage space.



UTILITY CUPBOARD

With pendant light fitting, Baxi 400 gas combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, gas meter and power points.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, smoke alarm, access to loft space and doors to rooms including;



BEDROOM ONE (REAR) 3.30m x 3.38m to wardrobe frontage (10'10" x 11'1" to wardrobe frontage)

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



BEDROOM TWO (FRONT) 3.23m x 2.79m to chimney breast (10'7" x 9'2" to chimney breast)

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, decorative picture rail, panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE (REAR) 3.25m x 3.05m (10'8" x 10'0")

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



FIRST FLOOR SEPARATE WC 1.65m x 0.79m (5'5" x 2'7")

With Upvc double glazed frosted window to side, enclosed light fitting, low level dual flush WC, tile effect laminate flooring and vanity cupboard.



FIRST FLOOR SHOWER ROOM 1.68m x 2.54m reducing to 1.57m (5'6" x 8'4" reducing to 5'2")

With Upvc double glazed frosted window to front, five spotlight fittings, extractor fan, traditional style towel radiator, a white suite comprising of vanity sink unit with chrome mixer tap above, walk in shower enclosure with Triton electric shower, fully tiled in high glazed wall ceramics with inset decorative border tile and vinyl cushion flooring



EXTERNALLY



FORE GARDEN



ENCLOSED REAR GARDEN



COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

SERVICES

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

NOTE: THIS PROPERTY IS WATER IS ON RATES - THE LANDLORD REQUESTS THIS IS NOT CHANGED TO A METERED SUPPLY.

TERMS

The property is offered to let for a minimum term of six months at £995.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1148.07 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £229.61 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.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

 **Bob Gutteridge**
ESTATE AGENTS & LETTINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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

