

3 Hollowood Walk, Norton, Stoke-On-Trent, Staffordshire, ST6



To Let Exclusive at £895 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this spacious semi detached home situated in a cul de sac position in Norton. As you would expect 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, lounge/diner, modern fitted kitchen, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear. The location provides ease of access to local shops, schools and amenities. **Viewing Advised 1**

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, battery and mains smoke alarm, stairs to first floor landing and door to;

FULL LENGTH LOUNGE / DINER 5.97m x 3.18m (19'7" x 10'5")

With Upvc double glazed window to front, Upvc double glazed French doors to rear, two pendant light fittings, t.v. aerial point, power points, double panelled radiator and Virgin Media connection point (Subject to usual transfer regulations).



INNER LOBBY AREA

With Upvc double glazed side access door, globe light fitting, Upvc double glazed window to front, double panelled radiator, two power points, vinyl cushion flooring and access to;



DOWNSTAIRS W.C. 1.19m x 0.91m (3'11" x 3'0")

With Upvc double glazed frosted window to side, globe light fitting, a white low level dual flush w.c., panelled radiator and vinyl cushion flooring.



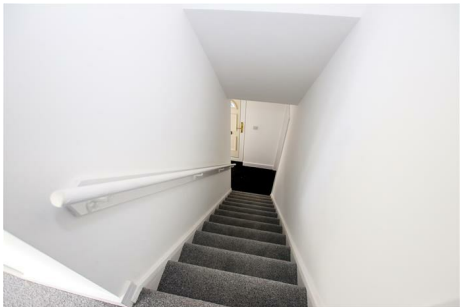
FITTED KITCHEN / DINER 3.43m + recess x 3.48m (11'3" + recess x 11'5")

With Upvc double glazed window to rear and sides aspects, six LED spot light fittings, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, round edge sparkle work surface with built in stainless steel bowl and half single drainer sink unit with chrome mixer tap above, built in Lamona four ring hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine space for under counter fridge plus freezer, power points, ceramic splashback tiling in high glazed Victorian style tiles, spurs for appliances, double panelled radiator, power points and ample space for a dining table.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, two power points, doors to rooms including built in boiler cupboard with Biasi combination boiler providing the domestic hot water and central heating systems.



BEDROOM ONE (FRONT) 4.17m x 3.51m reducing to 2.54m (13'8" x 11'6" reducing to 8'4")

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



BEDROOM TWO 3.25m x 3.18m (10'8" x 10'5")

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



BEDROOM THREE 3.15m reducing to 1.88m x 2.44m maximum (10'4" reducing to 6'2" x 8'62 maximum)

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



FIRST FLOOR BATHROOM 2.29m x 1.65m (7'6" x 5'5")

With Upvc double glazed frosted window to side, four LED spot light fittings, a white suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment, ceramic high glazed splashback tiling in Victorian style tiles, wall mounted extractor fan and vinyl cushion flooring.



EXTERNALLY



FOREGARDEN

Bounded by established hedges to borders, double wrought iron gates to frontage, brick paved area, raised beds with shrubs and plants to borders plus access leading alongside the property to;

REAR GARDEN

Bounded by concrete post and timber fencing, flagged area providing patio and sitting space and shrubs and plants to borders.



NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

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

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

TERMS

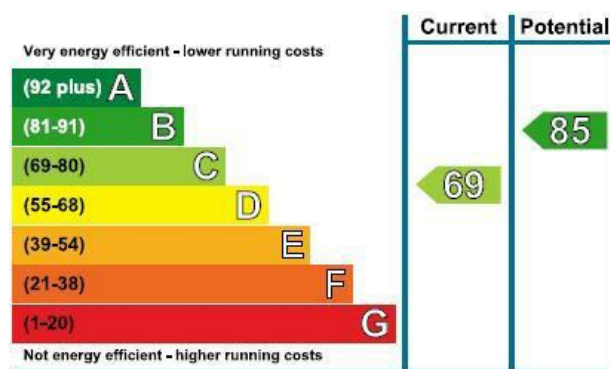
The property is offered to let for a minimum term of six months at £895.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1032.69 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £206.53 which, subject 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

COUNCIL TAX

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



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

