

58 Loring Road, Porthill, Newcastle, Staffs, ST5 8EF



To Let Exclusive at £1,100 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this desirable and up to date semi detached home situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. 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, through lounge/dining room, fitted kitchen and to the first floor are three bedrooms along with a first floor shower room. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with frosted panels to sides and skylights, pendant light fitting, single panelled radiator, thermostat, modern grey wood effect flooring, stairs to first floor landing and door leads off to;



THROUGH LOUNGE 7.92m x 2.74m (26'0" x 9'0")

With Upvc double glazed bay window to the front, Upvc double glazed sliding patio door to the rear, two LED light fittings, three wall light fittings, double panelled radiator, power points and door leading off to;



FITTED KITCHEN 3.05m x 3.05m (10 x 10)

With Upvc bay window to the side, pendant light fitting, Upvc rear access door, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in oak effect with built in stainless steel sink unit with chrome mixer tap above, built in Beko electric ceramic hob unit with Beko integrated fan assisted oven, electricity consumer unit, power points, door leads to understairs storage cupboard providing ample domestic shelving space and storage space.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to the side, pendant light fitting and doors lead off to rooms including;

BEDROOM ONE (REAR) 3.07m x 3.07m (10'1" x 10'1")

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



BEDROOM TWO (FRONT) 3.07m x 3.07m maximum (10'1" x 10'1" maximum)

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



BEDROOM THREE (FRONT) 1.83m x 1.52m (6' x 5')

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



FIRST FLOOR SHOWER ROOM 1.55m x 2.13m (5'1 x 7')

With Upvc double glazed frosted window to the rear, spotlight fittings, loft access, a white suite comprising of low level dual flush WC, wall mounted vanity sink unit with chrome mixer tap above, walk in double shower enclosure with monobloc chrome thermostatic direct flow shower with separate hair attachment, ceramic half wall tiling in marble effect, chrome wall-mounted towel radiator and door to a built in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

FORE GARDEN

Bounded by garden block walls along with concrete post and timber fencing, limestone chipping provides ease of maintenance and a tarmac/paved driveway provides ample off road parking along with access to;

REAR GARDEN

Bounded by concrete post and timber fencing, lawn section with mature shrubs to borders, paved pathways and a patio and sitting area. Access leads off to;



DETACHED BRICK GARAGE

With double access door, glazed window to side, side access door and ample domestic external storage space.

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.



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

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

