

115 Hanbridge Avenue, Bradwell, Newcastle, Staffs, ST5 8HX



To Let Exclusive at £795 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious first floor apartment situated in this convenient Bradwell location which provides ease of access to local shop, schools and amenities. The landlords of this home have recently gone through it with a fine toothcomb and as such the end result is something very desirable ! As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, store room and access to the first floor where a spacious lounge/diner, **NEW** fitted kitchen, **NEW** shower room and two bedrooms can be located. Externally this property offers a yard, garden and off road parking to the rear. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, frosted double glazed panel to the side, pendant light fitting, modern grey wood-effect flooring, stairs to the first-floor landing and access to:



STORE ROOM 3.15m x 2.13m (10'4" x 7'0")

With Upvc rear access door, Upvc double glazed frosted window to the rear., electricity consumer unit, gas meter and ample domestic storage space. Access to under-stairs storage.

FIRST FLOOR LANDING

With three-lamp wall light fitting, pendant light fitting, wall-mounted thermostat and doors to rooms including:



LOUNGE / DINER 4.04m x 4.11m (13'3" x 13'6")

With Upvc double glazed bow window to the front, coving to ceiling, pendant light fitting, BT telephone point (subject to provider regulations), double panelled radiator, power points and modern wood-effect flooring.



NEW FITTED KITCHEN

With Upvc double glazed window to the rear, four-lamp light fitting, a range of base and wall-mounted high-gloss white storage cupboards providing ample cupboard and drawer space, round edge work surface with built-in Lamona four-ring ceramic electric hob unit with oven beneath plus extractor hood above, glazed splashback, built-in stainless steel sink unit with chrome mixer tap above, space for fridge/freezer, plumbing for automatic washing machine, power points, extractor fan and wall-mounted Vaillant gas boiler providing domestic hot water and central heating systems.



BEDROOM ONE (REAR) 3.68m x 3.30m+door recess (12'1" x 10'10"+door recess)

With Upvc double glazed window to the rear, textured ceiling, pendant light fitting, panelled radiator, modern wood-effect flooring and power points.



BEDROOM TWO (FRONT) 3.28m x 3.02m (10'9" x 9'11")

With Upvc double glazed window to the front, pendant light fitting, coving, panelled radiator, power points and a built-in wardrobe offering ample domestic hanging and storage space.



NEW SHOWER ROOM 2.18m x 1.60m (7'2" x 5'3")

With Upvc double glazed frosted window to the rear, artex to ceiling, enclosed light fitting, extractor fan, a white suite comprising low-level dual flush WC, vanity sink unit with chrome mixer tap above, double shower enclosure with Mira Sport electric shower, aqua board splashback and tile-effect laminate flooring.



EXTERNALLY

REAR YARD & GARDEN

Bounded by garden brick walls and wire mesh fencing. Concrete surface for low maintenance. Access to an enclosed garden area bounded by concrete posts and timber fencing, lawn section and access to a driveway providing off-road parking for two vehicles.



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 £795.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £917.30 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £183.46 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 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





ESTATE AGENTS & LETTINGS

Bob Gutteridge