

110 Langdale Road, Clayton, Newcastle, Staffs, ST5 3QF



To Let Exclusive at £1,250 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this stunning semi detached home situated in this ever popular and convenient Clayton location. The landlords of this home have gone through it with a fine tooth comb and the result is something very much desirable ! 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 storm porch, entrance hall, lounge, beautiful NEW fitted kitchen / dining room, utility room and to the first floor are three generous bedrooms along with a luxury first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. Viewing Of This Home Is A Must !

STORM PORCH 1.45m x 1.04m (4'9" x 3'5")

With Upvc composite front access door, Upvc double glazed windows to front, pendant light fitting, wood laminate flooring and door leading off to;

ENTRANCE LOBBY 3.58m x 1.91m (11'9" x 6'3")

With pendant light fitting, battery / mains smoke alarm, single panelled radiator, Worcester thermostat, wood effect laminate flooring, access to understairs storage cupboard housing the gas / electricity meters and door leads off to;

LOUNGE 4.65m maximum x 3.30m (15'3" maximum x 10'10")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, TV aerial connection point, ADSL/phone line and power points.

FITTED KITCHEN / DINER 5.33m x 2.95m maximum (17'6" x 9'8" maximum)

With Upvc double glazed window to rear, nine spotlight fittings, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge granite effect work surface, bowl and a half sink unit with mixer tap above, built-in Beko fridge/freezer, built-in Neff dishwasher, Beko fan assisted oven, Beko ceramic induction hob unit with extractor hood above, wood effect laminate flooring, power points, access to storage cupboards housing the electricity consumer unit and door leading off to;

UTILITY ROOM 2.11m x 2.57m with additional recess for door (6'11" x 8'5" with additional recess for door)

With two Upvc double glazed windows to rear, Upvc double glazed rear access door, base mounted storage cupboard, square edge granite effect work surface built in sink unit with mixer tap above, wood effect laminate flooring, power points and door leading off to;

GROUND FLOOR WC 1.37m x 0.81m (4'6" x 2'8")

With Upvc double glazed frosted window to side, pendant light fitting, wood laminate flooring, low-level dual flush WC with sink and mixer tap above.

FIRST FLOOR LANDING

With Upvc double glazed window to side, battery / mains smoke alarm, pendant light fitting, access to loft space, former airing cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems.

BEDROOM ONE (REAR) 4.47m maximum x 3.35m maximum (14'8" maximum x 11'0" maximum)

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

BEDROOM TWO (FRONT) 3.38m x 3.02m with additional recess for door (11'1" x 9'11" with additional recess for door)

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

BEDROOM THREE (FRONT) 3.25m x 2.11m (10'8" x 6'11")

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

FIRST FLOOR BATHROOM 2.06m x 1.57m (6'9" x 5'2")

With Upvc double glazed frosted window to rear, two spotlight fittings, extractor fan, chrome towel radiator, a white suite comprising of low-level dual flush WC, pedestal sink unit with mixer tap above, panel bath/shower unit with mixer tap, thermostatic direct flow shower with hair attachment, marble effect ceramic wall tiling and grey ceramic tile flooring.

EXTERNALLY

FRONT GARDEN

Bounded by concrete post and timber fence, and timber post and timber fence, with brick paved driveway providing ample domestic car space, plum slate chipping, grassed lawn and gate providing access to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fence, with stone paved walkway providing access to front and shed, stone tiled patio area providing ample domestic outdoor seating space, plum slate chipping and grassed lawn.

COUNCIL TAX

Band 'B' 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 £1250.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1442.30 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £288.46 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.



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	68 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

