

11 Lansdell Avenue, Porthill, Newcastle, Staffs, ST5 8ET



To Let Exclusive at £1,100 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented 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. 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, bay fronted sitting room, separate lounge, modern fitted kitchen, downstairs WC, utility room and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached garage. Viewing Highly Recommended !

STORM PORCH

With Upvc double glazed front access door with double glazed panels to sides and skylight, pendant light fitting and access off to;

ENTRANCE HALL 4.11m x 2.11m (13'6" x 6'11")

With part panelled part glazed front access door with inset lead pattern and stained glass, frosted glazed windows to front with inset lead pattern and stained glass, pendant light fitting, battery and mains smoke alarm, panelled radiator, power point, understairs storage cupboard housing the gas meter, stairs to first floor and doors leading off to;



BAY FRONTED SITTING ROOM 3.30m maximum x 3.94m maximum (10'10" maximum x 12'11" maximum)

With Upvc double glazed bay window to front, pendant light fitting, decorative picture rail, double panelled radiator, TV aerial connection point and power points.



LOUNGE 3.30m maximum x 4.52m maximum (10'10" maximum x 14'10" maximum)

With Upvc double glazed bay window to rear, pendant light fitting, decorative picture rail, two double panelled radiators, feature ceramic tiled fireplace, TV aerial connection point and power points.



FITTED KITCHEN 2.11m maximum x 2.84m (6'11" maximum x 9'4")

With Upvc double glazed window to side with fitted extractor fan unit, four spotlight fittings, double panelled radiator, a range of soft grey base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built in stainless steel sink unit with mixer tap above, built in Lamona ceramic electric hob unit with Lamona fan assisted oven beneath, modern grey ceramic splashback tiling, space for fridge/freezer, plumbing for dishwasher, power points and door leading off to;



REAR LOBBY 0.81m x 1.55m (2'8" x 5'1")

With Upvc double glazed rear access door, pendant light fitting and doors leading off to rooms including;

GROUND FLOOR WC 1.35m x 0.89m (4'5" x 2'11")

With Upvc double glazed frosted window to rear, low-level WC and storage cupboard.



UTILITY ROOM 1.85m x 0.76m (6'1" x 2'6")

With Upvc double glazed frosted window to rear, pendant light fitting, an Ideal combination boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for condenser dryer and power points.



FIRST FLOOR LANDING 2.11m x 1.88m (6'11" x 6'2")

With Upvc double glazed window to side, pendant light fitting, battery and mains smoke alarm, power point and doors leading off to rooms including;



BEDROOM ONE (REAR) 4.17m maximum x 3.30m maximum (13'8" maximum x 10'10" maximum)

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



BEDROOM TWO (FRONT) 3.91m x 3.30m maximum (12'10" x 10'10" maximum)

Upvc double glazed bay window to front, pendant light fitting, decorative picture rail, panelled radiator and power points.



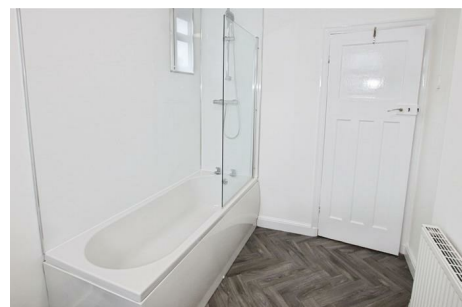
BEDROOM THREE (FRONT) 2.13m x 2.36m (7'0" x 7'9")

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



FIRST FLOOR BATHROOM 2.08m x 2.87m (6'10" x 9'5")

With Upvc double glazed windows to side and rear aspects, light fitting, extractor fan, double panelled radiator, a white suite comprising of low-level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with glazed shower screen plus thermostatic direct flow shower, herringbone design wood-effect vinyl cushion flooring and a built in storage cupboard providing ample domestic storage space.



EXTERNALLY

FORECOURT

Bounded by garden block walls along with concrete post and timber fencing, mature shrubs to borders, a tarmac driveway provides off road parking along with providing access alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, a paved patio area provides ample domestic patio and sitting space, lawn section with a wealth of mature plants and shrubs to borders. Access off to;



BRICK-BUILT GARAGE 2.77m x 4.93m (9'1" x 16'2")

With double access doors, glazed windows to side and rear aspects, tube light fitting, pendant light fitting and power points.

BRICK-BUILT STORE ROOM 2.46m x 2.90m (8'1" x 9'6")

With glazed windows to side and rear aspects, tube light fitting and power points.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	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

