

## 66 Barber Road, Chell, Stoke-On-Trent, Staffordshire, ST6 6JL



**To Let Exclusive at £850 PCM**

**\*\* New On The Lettings Market \*\*** Bob Gutteridge Estate Agents are delighted to bring to the lettings market this beautifully updated semi detached home situated in this convenient location of Chell which provides ease of access to local shops, schools (Including Horizons Academy) and amenities. This property has just undergone a renovation project and boasts Upvc double glazing along with combi central heating. The accommodation provides in brief entrance lobby, bay fronted lounge, fitted kitchen, ground floor three piece bathroom plus a separate WC and to the first floor are three family sized bedrooms. Externally the property offers gardens to front and rear along with off road parking plus a detached sectional garage. Available Now !

### **ENTRANCE LOBBY**

With Upvc double glazed frosted front access door, electricity consumer unit plus meter, pendant light fitting, battery and mains smoke alarm, stairs to first floor landing and door leads off to;



### **BAY FRONTED LOUNGE 4.32m x 3.58m (14'2" x 11'9")**

With Upvc double glazed bay window to front, pendant light fitting, single panelled radiator, BT telephone point and Virgin Media internet connection (Subject to usual transfer regulations), six power points, TV aerial connection and door leads off to;



### **UNDER STAIRS STORAGE CUPBOARD**

With Upvc double glazed frosted window to side, gas meter, vinyl cushion flooring and ample domestic shelving and storage space etc.

### **FITTED KITCHEN / DINER 3.33m x 2.49m (10'11" x 8'2")**

With Upvc double glazed window to rear, globe light fitting, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with builtin stainless steel sink unit with chrome mixer tap above, built in four ring electric Lamona hob unit with oven beneath plus extractor hood above, ceramic splashback tiling in high gloss white Victorian style tiles, single panelled radiator, vinyl cushion flooring, eight power points, space for fridge / freezer and door leads off to;



### **REAR LOBBY AREA**

With Upvc double glazed frosted side access door, pendant light fitting, vinyl cushioned flooring and door to;

**DOWNSTAIRS WC 1.24m x 0.89m (4'1" x 2'11")**

With frosted Upvc double glazed window to side, white low level WC and vinyl cushioned flooring.



**BOILER CUPBOARD**

With Glow Worm Betacom 24 combination boiler providing domestic hot water and central heating systems, two power points, vinyl cushion flooring and space for condenser dryer.

**GROUND FLOOR BATHROOM 2.44m + recess x 1.27m (8'0" + recess x 4'2")**

With Upvc double glazed frosted window to rear, globe light fitting, a white suite comprising of pedestal sink unit, panelled bath unit, walk in shower cubicle with glazed shower screen plus plasticised base unit with Triton T80 electric shower, ceramic splashback tiling in white Victorian style tiles, vinyl cushion flooring, single panelled radiator and extractor fan.



**FIRST FLOOR LANDING**

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

**BEDROOM ONE (FRONT) 3.33m x 3.58m (10'11" x 11'9")**

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, six power points, t.v. aerial socket and original door leads to built in wardrobe providing ample domestic storage space etc. plus Upvc double glazed window to front.



**BEDROOM TWO 3.91m x 2.36m (12'10" x 7'9")**

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



**BEDROOM THREE 2.95m x 2.11m (9'8" x 6'11")**

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



**EXTERNALLY**

**FORE GARDEN**

Bounded by established hedges and garden stone walls, wrought iron gate providing vehicular access to the front of the property, concrete driveway providing off road parking, shrubs and plants to borders and access leading along side the property providing access off to;

## REAR GARDEN

Bounded by concrete posts and timber fencing with timber posts and timber fencing, flagged pathways for ease of maintenance with shrubs and plants to borders and lawn section with further shrubs to rear.



## DETACHED SECTIONAL GARAGE

With glazed window to side, metal up and over door and ample domestic external storage space etc.

## SERVICES

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

## TERMS

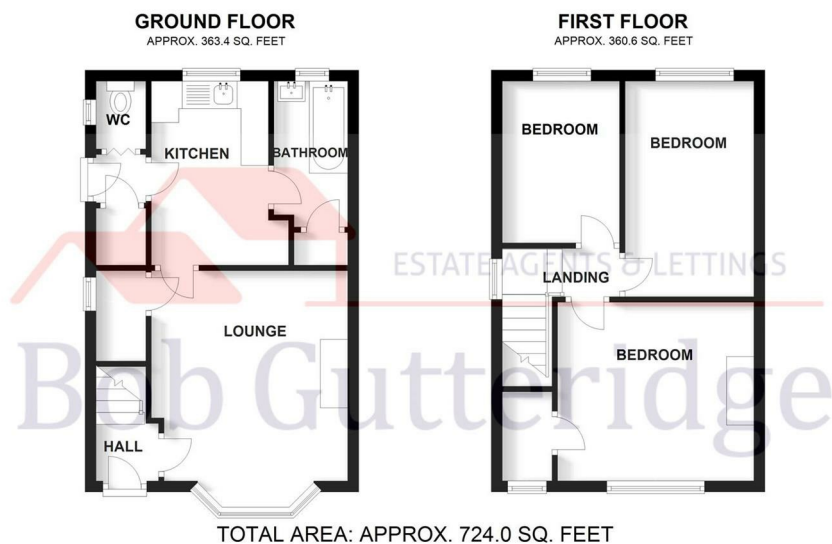
The property is offered to let for a minimum term of six months at £850.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £980.76 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £196.15 which, subject 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.

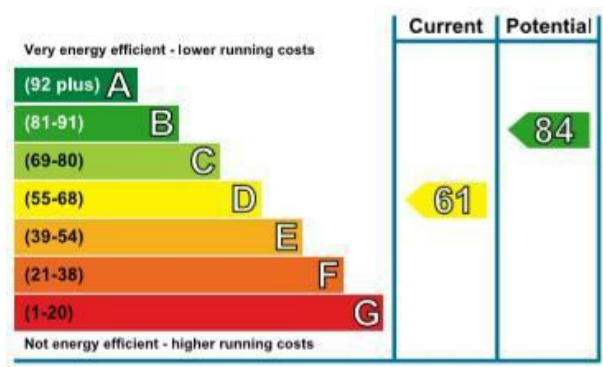
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

## VIEWING

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



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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 |

