

65 Albemarle Road, Cross Heath, Newcastle, Staffs, ST5 9BH



To Let Exclusive at £795 PCM

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and up to date end town house situated in this convenient Cross Heath location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating. In brief the accommodation comprises of entrance lobby, lounge, NEW fitted kitchen / diner, downstairs WC and to the first floor are two double bedrooms along with a NEW first floor shower room. Externally the property offers off road parking to the front along with a spacious garden to the rear. Available Now !

ENTRANCE LOBBY

With composite double-glazed frosted side access door, LED light fitting, power point, BT telephone points (subject to usual transfer regulations), panelled radiator, ceramic tiled flooring, stairs to first floor landing and door leading off to:

LOUNGE 4.11m x 3.35m (13'6" x 11'0")

With Upvc double-glazed window to front, LED light fitting, battery/mains smoke alarm, modern vertical radiator and power points. Door leading off to:



NEW FITTED KITCHEN / DINER 4.09m x 2.34m (13'5" x 7'8")

With Upvc double-glazed window to rear, LED light fitting, extractor fan, a range of base and wall-mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square-edged work surface with built-in stainless steel sink unit and chrome mixer tap above, built-in four-ring ceramic electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling in marble effect, ceramic tiled flooring, plumbing for automatic washing machine, space for fridge/freezer, modern vertical radiator and power points. Access to:



REAR LOBBY AREA

Upvc double-glazed frosted side access door, pendant light fitting, ceramic tiled flooring, door to understairs storage cupboard providing ample domestic storage space and door leading off to:

DOWNSTAIRS WC 1.32m x 0.84m (4'4" x 2'9")

With Upvc frosted double-glazed window to rear, pendant light fitting, a white low-level dual-flush WC with built-in sink unit with chrome mixer tap above, marble effect ceramic splashback tiling, ceramic tiled flooring and panelled radiator.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to side, access to loft space, battery/mains smoke alarm, LED light fitting, power point and doors to rooms including:



BEDROOM ONE (FRONT) 4.11m x 2.95m (13'6" x 9'8")

With Upvc double-glazed window to front, LED light fitting, panelled radiator and power points. Door to built-in boiler cupboard housing a Vaillant gas combination boiler providing domestic hot water and central heating systems.



BEDROOM TWO 3.12m x 2.84m (10'3" x 9'4")

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



FIRST FLOOR BATHROOM 1.85m x 1.78m (6'1" x 5'10")

With Upvc double-glazed frosted window to rear, extractor fan, enclosed light fitting, a white suite comprising of low-level dual-flush WC, vanity sink unit with mixer tap above, walk-in shower enclosure with glazed bi-fold door and thermostatic direct flow shower, marble effect splashback tiling and ceramic tiled flooring.



EXTERNALLY

FORE GARDEN

Bounded by brick walls along with mature hedges to borders, metal double gates providing vehicular access to the front of the property, a brick-paved driveway offers off-road parking with limestone chippings to borders for ease of maintenance. Access leads alongside the property to:



REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges to borders, a paved patio and seating area plus a lawn section.



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		87 B
69-80	C	70 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

