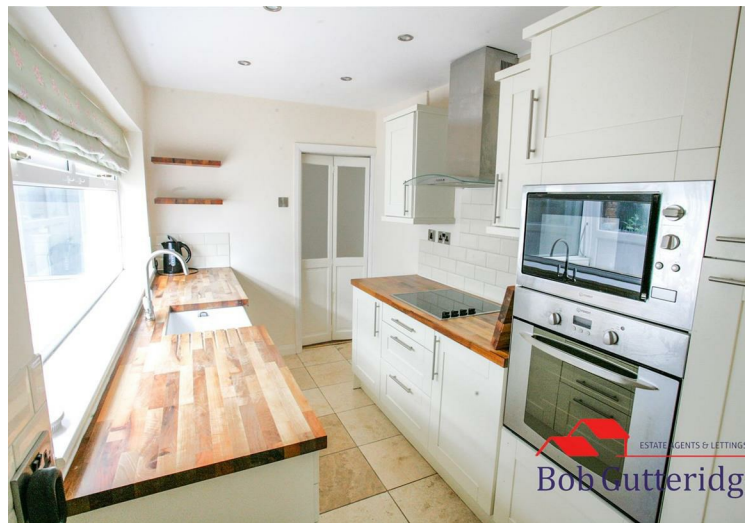


7 Dimsdale Parade East, Wolstanton, Newcastle, Staffordshire,



To Let Exclusive at £750 PCM

Can only be appreciated upon the internal inspection of this deceptively spacious traditional terraced home, the property which boasts Upvc double glazing and gas central heating offers up to date accommodation comprising of storm porch, bay fronted lounge, separate sitting room, luxury fitted kitchen with built-in fridge, oven, microwave, extractor plus dishwasher, Upvc double glazed utility room, luxury fully tiled bathroom and to the first floor two bedrooms both enjoying built-in wardrobes plus the added benefit of a luxury en- suite to bedroom one. Externally the property enjoys a forecourt to frontage and a landscaped rear yard with off road parking. Book your viewing today to avoid disappointment !

STORM PORCH

With Upvc double glazed front access door with inset frosted glazed panels with inset lead pattern, three double coat hooks, shelving area, wood effect laminate flooring and part panelled part glazed door leads off to;

BAY FRONTED LOUNGE 3.96m x 3.58m maximum (13' x 11'9 maximum)

With Upvc double glazed window to front, original cornicing to ceiling, decorative picture rail, five lamp chandelier light fitting, wood effect laminate flooring in oak effect, feature fire with ceramic insert and floral patterned tile plus tiled hearth and timber surround, built-in electric coal effect fire, built-in electric coal effect fire, built-in gas and electric meter cupboard and single panelled radiator. Part panelled part glazed door leads off to;



INNER LOBBY AREA

With stairs to first floor landing, wood effect laminate flooring and doorway reveals;

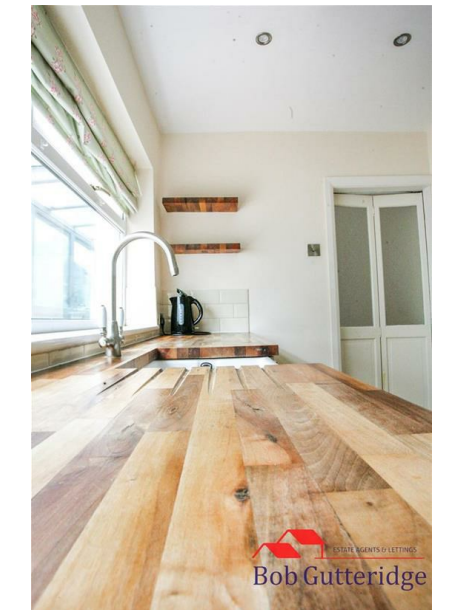
SITTING ROOM 3.58m x 3.58m (11'9 x 11'9)

With Upvc double glazed window to rear, coving to ceiling, artex to finish, five lamp light fitting, single panelled radiator, built-in storage cupboard providing ample shelving and storage space, built-in t.v. cabinet, t.v. aerial and Sky connection point subject to usual transfer regulations, wood effect laminate flooring in oak effect, power points and wall mounted gas fire with surround and tiled hearth. Part panelled part glazed frosted louvred door reveals;



LUXURY FITTED KITCHEN 3.45m x 1.98m (11'4 x 6'6)

With Upvc double glazed window to side, six spotlight fittings, range of base and wall mounted cream storage cupboards providing ample cupboard and drawer space, wood block work surface, built-in Belfast sink unit with mixer tap above, built-in dishwasher, built-in Idensit four ring electric hob unit with extractor hood above, built-in fridge, built-in Indesit microwave and fan assisted oven beneath, travertine tiled flooring, traditional style radiator, ceramic splashback tiling in high gloss Victorian style oblong tiles and power points. Doorway reveals;



REAR LOBBY AREA

With part panelled part glazed side access door with inset frosted glazed panel, travertine effect tiled flooring, door to bathroom and door to built-in airing cupboard with copper hot water cylinder and ample drying and storage space.

LUXURY GROUND FLOOR BATHROOM 1.88m x 1.88m (6'2 x 6'2)

With Upvc double glazed frosted window to side, wood panelling to ceiling, globe light fitting, coving, fully tiled in stone effect tiles with inset decorative border tile and patterned tile, travertine tiled flooring, traditional style towel rail, built-in WC and built-in vanity cupboard with Heritage sink unit above and mixer tap above, Heritage panelled bath unit with central taps and Victorian style mixer tap and shower attachment.



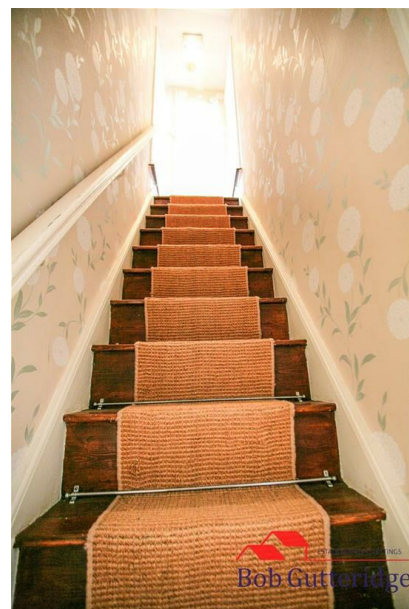
UPVC DOUBLE GLAZED UTILITY ROOM 4.37m x 1.27m (14'4 x 4'2)

With Upvc double glazed panels to sides and rear, travertine effect tiled flooring, plumbing for automatic washing machine, space for condenser dryer, space for fridge, range of base mounted high gloss white storage cupboards providing ample storage space, round edge work surface in wood block effect and power points.



FIRST FLOOR LANDING

With artex to ceiling, pendant light fitting, smoke alarm and doors to rooms including;



BEDROOM ONE (REAR) 3.63m x 3.00m to wardrobes (11'11 x 9'10 to wardrobes)

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, built-in louvred wardrobe doors reveal built-in wardrobes providing ample hanging and storage space, original wood floorboarding, traditional style radiator and power points. Louvred glazed door provides access to;



EN-SUITE SHOWER ROOM 1.83m maximum x 1.88m (6' maximum x 6'2)

With built-in suite comprising WC, Heritage sink unit with mixer tap above and vanity cupboard beneath providing storage space and louvred glazed shower screen reveals built-in shower with plasticised base and thermostatic direct flow shower, fully tiled in ceramic wall tiles in travertine effect with inset decorative chrome strip and border tile, modern chrome towel rail, four lamp light fitting, access to loft space and travertine effect tiled flooring.



BEDROOM TWO (FRONT) 3.66m x 2.31m + recess (12' x 7'7 + recess)

With Upvc double glazed window to front, coving to ceiling, decorative picture rail, pendant light fitting, shelving and storage space, traditional style radiator, original wood floorboarding, cast iron surround with ceramic tiled hearth, louvred glazed wardrobe doors reveal built-in wardrobes providing ample hanging and storage space with overbed storage.



FORECOURT TO FRONTAGE

With wrought iron gate providing pedestrian access to the front of the property, quarry tiled for ease of maintenance with wrought ironworks.

LANDSCAPED REAR YARD

Bounded by garden brick walls and trellisworks with stone flagged area providing ample patio space and access to hardstanding for off road parking for vehicle.



TERMS

The property is offered to let for a minimum term of six months at £750.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £173.07 which, subject to successful referencing, will form part of the deposit. 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

COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.

VIEWING

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

DIRECTIONS

From Porthill office proceed to the end of Watlands View bearing left to Dimsdale Parade East, where number 7 will be found located on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 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

