

## 59 Cotswold Avenue, Newcastle, ST5 6HS



To Let Exclusive at £950 PCM



Bob Gutteridge Estate Agents are delighted to bring to the rental market this spacious and up to date semi detached home situated in this convenient Knutton location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, through lounge, fitted kitchen/breakfast room, rear lobby/utility and to the first floor are four generous bedrooms along with a first floor bathroom and separate WC. Externally the property offers gardens to front and rear along communal on street parking. Viewing Of This Home Is A Must !

### ENTRANCE HALL

With Upvc double glazed frosted front access door and matching frosted side panel. artex ceiling with LED light fitting, Stairs lead to the first floor landing, Oak effect laminate flooring, panelled radiator and power point. Door leads off to:



### THROUGH LOUNGE / DINER 6.71m x 3.63m (22'0" x 11'11")

With Upvc double glazed windows to both front and rear aspects, two LED light fittings, two panelled radiators, oak effect laminate flooring, feature electric fire with recessed area for television, power points and BT telephone points (subject to usual transfer regulations).



**FITTED KITCHEN / BREAKFAST ROOM 3.84m x 3.02m (12'7" x 9'11")**

With Upvc double glazed window to the rear, four lamp-light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge granite effect work surfaces with built-in stainless steel sink unit with chrome mixer tap above, ceramic splashback tiling, oak effect laminate flooring, plumbing for automatic washing machine, space for condenser dryer, a Main Eco Elite gas combination boiler providing domestic hot water and central heating systems, power points, built-in four-ring gas hob unit with oven beneath plus extractor hood above, double panelled radiator, dado rail and door to:



**BUILT IN PANTRY**

With Upvc double glazed frosted window to the side and ample domestic shelving and storage space.

**REAR LOBBY / UTILITY AREA 2.11m x 1.80m (6'11" x 5'11")**

With Upvc double glazed frosted side access door and matching frosted window to side, electricity consumer unit, electric meter, gas meter, pendant light fitting, oak effect laminate flooring and power points. Door to built-in storage cupboard.



**FIRST FLOOR LANDING**

With artex to ceiling, smoke alarm, access to loft space, pendant light fitting, power points, door to built-in storage cupboard providing shelving and storage space plus doors leading off to rooms including;



**BEDROOM ONE (FRONT) 3.63m x 3.40m (11'11" x 11'2")**

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



**BEDROOM TWO (FRONT) 3.07m x 2.90m (10'1" x 9'6")**

With Upvc double glazed window to the front, pendant light fitting, panelled radiator and power points. Access to built-in wardrobe providing ample domestic hanging and storage space.



**BEDROOM THREE (REAR) 3.20m x 1.98m (10'6" x 6'6")**

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



**BEDROOM FOUR (REAR) 2.87m x 2.31m (9'5" x 7'7")**

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



**FIRST FLOOR BATHROOM 1.88m x 1.45m (6'2" x 4'9")**

With Upvc double glazed frosted window to the rear, enclosed light fitting, fully tiled in high gloss marble effect wall ceramics with matching ceramic tiled flooring, modern panel radiator, a white suite comprising pedestal sink unit with mixer tap above and panelled bath with mixer tap and thermostatic direct flow shower.



**SEPARATE WC 1.57m x 0.91m (5'2" x 3'0")**

With Upvc double glazed frosted window to the rear. artex ceiling, pendant light fitting, panelled radiator, a white low-level dual flush WC and oak effect flooring.



**EXTERNALLY**

**FORE GARDEN**

Bounded by concrete post and timber fencing, a timber gate provides pedestrian access to the front of the property and a timber gate lead alongside the property to;



### ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with concrete panels. Timber decked area leading to an Indian stone paved patio providing ample domestic sitting and entertaining space. Access to a detached concrete block store providing ample external storage space.



### COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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 £950.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1096.15 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £219.23 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.

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

