

## 69 Longport Road, Longport, Stoke-On-Trent, Staffs, ST6 4NJ



To Let Exclusive at £725 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this spacious fore courted terraced home situated in this popular and convenient Longport location which provides ease of access to local shops and amenities as well as being well placed for access to the A500. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, separate sitting room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed rear yard. **Viewing Advised !**

### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, artex to ceiling, coving, pendant light fitting battery main smoke alarm, decorative dado rail, oak effect laminate flooring, wall mounted thermostat, panelled radiator, power point, stairs to first floor landing and doors lead off to rooms including;



### BAY FRONTED LOUNGE 4.42m x 2.95m (14'6" x 9'8")

With Upvc bay window to front with inset lead pattern to skylights, artex to ceiling, coving, CO detector, pendant light fitting, decorative dado rail, double panelled radiator, oak effect laminate flooring, built in electricity meter cupboard, feature fire surround with cast iron insert plus living flame coal effect gas fire, BT telephone connection (Subject to usual transfer regulations) and power points.



### SEPARATE SITTING ROOM 4.01m x 3.45m (13'2" x 11'4")

With Upvc double glazed window to rear, artex to ceiling, coving, three lamp light fitting, double panelled radiator oak effect laminate flooring, TV aerial socket, power points, door to under stairs storage cupboard providing ample domestic shelving space and storage space. Door leads off to;



### **FITTED KITCHEN 2.82m x 2.03m (9'3" x 6'8")**

With Upvc double glazed window to side, artex to ceiling, four lamp light fitting, CO detector, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Zanussi four ring gas hob unit, built in electric oven with grill above, space for fridge/freezer, panelled radiator, ceramic wall tiling, built in stainless steel sink unit with chrome mixer tap above, power points and door to;



### **REAR LOBBY AREA / UTILITY ROOM**

With Upvc double glazed frosted side access door, artex to ceiling, pendant light fitting, a Main boiler provides the domestic hot water and central heating systems, vinyl cushion flooring, plumbing for automatic washing machine, power points, double panelled radiator and door to;

### **GROUND FLOOR BATHROOM 2.06m x 1.75m (6'9" x 5'9")**

With Upvc double glazed window to side, pendant light fitting, extractor fan, fully tiled in high glazed white wall ceramics with decorative border tile, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, panel bath unit with mixer tap and electric shower above, glazed shower screen, vinyl cushion flooring and double panelled radiator.



### **FIRST FLOOR LANDING**

With five lamp light fitting, battery and mains smoke alarm, decorative dado rail and doors to rooms including;



### **BEDROOM ONE (FRONT) 4.01m x 3.43m (13'2" x 11'3")**

With Upvc double glazed window to front with inset lead pattern to skylights, coving to ceiling, pendant light fitting, panelled radiator, power points and door to built in airing cupboard with copper hot water cylinder along with ample drying and storage space, water meter plus mains water stop tap.



## BEDROOM TWO (REAR) 4.01m x 3.48m (13'2" x 11'5")

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



## EXTERNALLY

### FORE COURT

Bounded by garden brick walls with mature shrubs and plants to border.

### ENCLOSED REAR YARD

Bounded by garden brick walls, a timber gate provides pedestrian access to the rear of the property, paved area provides patio and sitting space plus access to a brick store providing ample external storage space.



## COUNCIL TAX

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

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

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

## **VIEWING**

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

## **TERMS**

The property is offered to let at £725.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £836.53 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £167.30 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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

