

7 Acton Street, Birches Head, Stoke On Trent, Staffs, ST1 6NX



To Let Exclusive at £575 PCM

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home situated in this convenient Birches Head location. As you would expect this property offers the benefits of Upvc double glazing along with gas central heating and in brief the accommodation comprises of dining room, lounge, fitted kitchen, bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. Available Now!

DINING ROOM 3.48 x 3.48 (11'5" x 11'5")

With Upvc double glazed front access door with inset glazed panel and double glazed skylight above, Upvc double glazed window to front, coving to ceiling, decorative ceiling rose, pendant light fitting, dado rail, panelled radiator, four power points, BT telephone point subject to usual transfer regulations, built-in electricity and gas meter cupboards and door leads off to;



LOUNGE 3.73 x 3.51 (12'3" x 11'6")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, dado rail, two wall light fittings, beechwood effect laminate flooring, four power points, stairs to first floor landing and door to understairs storage cupboard providing ample shelving and storage space.



FITTED KITCHEN 3.96 x 1.96 (13'0" x 6'5")

With two Upvc double glazed windows to side with inset frosted glazed panels, artex to ceiling, fluorescent tube light fitting, access to loft space, base and wall mounted beechwood storage cupboards providing ample cupboard and drawer space with round edge work surface, ceramic splashback tiling, panelled radiator, vinyl cushion flooring, built-in four ring gas hob unit with oven beneath, hot and cold plumbing for automatic washing machine, space for fridge/freezer, ten power points and door reveals;



REAR LOBBY AREA

With Upvc double glazed side access door with inset frosted glazed panel, wood effect laminate flooring in beechwood effect and double doors reveal built-in boiler cupboard with Biaisi combination boiler providing the domestic hot water and central heating systems and ample drying and storage space. Access off to;

GROUND FLOOR BATHROOM 2.11 x 1.78 (6'11" x 5'10")

With Upvc double glazed window to side with inset frosted glazed panels, coving to ceiling, light fitting, extractor fan, coloured suite comprising low level WC, pedestal sink unit and panelled bath unit with Victorian style mixer tap and shower attachment, ceramic splashback tiling with inset shell patterned tile, wood effect laminate flooring in beechwood effect and single panelled radiator.



FIRST FLOOR LANDING

With access to loft space, smoke alarm, double wall light fitting and access to rooms including;

BEDROOM ONE (FRONT) 3.51 x 3.48 (11'6" x 11'5")

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



BEDROOM TWO 3.76 x 3.51 (12'4" x 11'6")

With Upvc double glazed window to rear, pendant light fitting, four power points, single panelled radiator and built-in storage cupboard providing ample shelving space and storage space.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access, patio and sitting space.

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

DIRECTIONS

From Porthill office proceed first to Burslem town centre, through the traffic lights in Swan Square to Moorland Road, follow the road to the top of the hill, turning right at Smallthorne roundabouts to Hanley Road, proceed along and down the bank to Birches Head, turning left to Acton Street, where number 7 will be found located on the left hand side.

TERMS

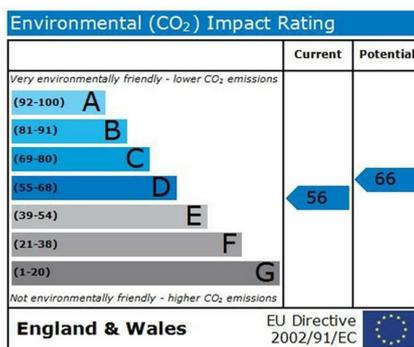
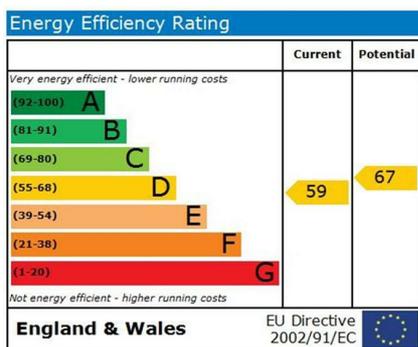
The property is offered to let for a minimum term of six months at £575.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £663.46 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £132.69 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, 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

Council tax band A payable to Stoke-on-Trent council.



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

