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34 Ancaster Street, Goldenhill, Stoke-On-Trent, Staffordshire,



To Let Exclusive at £825 PCM

Bob Gutteridge Estate Agents are pleased to offer to the market this deceptively spacious and recently modernised elevated town situated in this popular and convenient location of Goldenhill. The property is enhanced with Upvc double glazing along with gas central heating and in brief comprises of entrance lobby, spacious lounge, open plan NEW fitted kitchen / dining room, downstairs w.c. and to the first floor are three bedrooms along with a NEW first floor bathroom. Externally the property offers a forecourt to frontage along with a enclosed rear garden. The location of Goldenhill is ideal for access to local shops, schools and amenities. Internal Inspection Is Considered Essential !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, pendant light fitting, battery and mains smoke alarm, single panelled radiator, coat hooks, Honeywell thermostat, stairs to first floor landing and door leads off to;



LOUNGE 4.47m x 4.04m (14'8" x 13'3")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, BT & Virgin Media connection point (Subject to usual transfer regulations), decorative dado rail, power points and door to;



FITTED KITCHEN / DINING ROOM 4.09m x 2.87m (13'5" x 9'5")

With two Upvc double glazed windows to rear, part panelled part frosted rear access door, six LED spotlight fittings, heat detector, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in stainless steel sink unit with chrome mixer tap above, built in Lamona ceramic electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, spurs for appliances, power points, single panelled radiator, vinyl cushion flooring, electricity consumer unit, extractor fan and Worcester boiler providing the domestic hot water and central heating systems. Door to;



DOWNSTAIRS W.C. 1.83m x 0.91m (6'0" x 3'0")

With Upvc double glazed frosted window to rear, pendant light fitting, a white low level dual flush w.c., vinyl cushion flooring and shelving space etc.

UNDER STAIRS STORAGE 3.07m x 0.89m (10'1" x 2'11")

With pendant light fitting, vinyl cushion flooring and ample domestic storage space etc.

FIRST FLOOR LANDING

With pendant light fitting access to loft space, battery and mains smoke alarm, pendant light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 4.01m x 3.53m reducing to 3.05m (13'2" x 11'7" reducing to 10'0")

With two Upvc double glazed windows to front, pendant light fitting, single panelled radiator and power points.



BEDROOM TWO (REAR) 3.91m x 3.61m (12'10" x 11'10")

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



BEDROOM THREE (BOX ROOM) 2.13m x 1.85m reducing to 1.50m (7'0" x 6'1" reducing to 4'11")

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



FIRST FLOOR BATHROOM 2.84m x 2.54m (9'4" x 8'4")

With Upvc double glazed frosted window to rear, globe light fitting, Manrose extractor fan, a white suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap with shower attachment, glazed shower screen, ceramic splashback tiling, vinyl cushion flooring and single panelled radiator.



EXTERNALLY

FORE COURT

Bounded by garden brick walls, flagged pathways to frontage, shrubs and access alongside the property to;

REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, flagged area providing patio and sitting space, railway sleepers lead up to a recently laid lawn section with shrubs to borders.



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 £825.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £951.92 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £190.38 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.

COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council/City of Stoke-on-Trent Council.

Energy Efficiency Rating

Environmental Impact Rating



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

