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ESTATE AGENTS & LETTINGS
Bob Gutteridge

5 Brittain Avenue, Chesterton, Newcastle-under-Lyme,

To Let Exclusive at £800 Per month

Bob Gutteridge Estate Agents are pleased to bring to the rental market this recently modernised mid-townhouse in this ever-convenient Chesterton location, providing ease of access to local shops, schools and amenities and good road links to the A34 and A500. As you would expect, the property benefits from the modern comforts of gas combination central heating and Upvc double glazing and in brief comprises entrance hallway, spacious lounge, fitted kitchen/diner, ground floor WC and to the first floor are three bedrooms and a first floor shower room. Viewing of this desirable home is highly recommended.

ENTRANCE HALLWAY 1.35m x 1.19m (4'5" x 3'11")

With Upvc double glazed frosted front access door, LED light fitting, smoke alarm, panelled radiator, wall-mounted thermostat, ceramic tile flooring, power points, stairs and floor and door leading off to;

LOUNGE 4.06m x 3.33m (13'4" x 10'11")

With Upvc double glazed window to front, LED light fitting, smoke alarm, panelled radiator, power points and door leading off to;

FITTED KITCHEN / DINER 4.06m x 2.36m (13'4" x 7'9")

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, three-lamp spotlight fitting, panelled radiator, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and drawer space, square-edge worktops, built-in sink unit with mixer tap above, built-in Beko fan electric oven with four-ring induction hob and extractor hood above, space for fridge plus freezer, space for automatic washing machine, built-in storage cupboard providing ample domestic storage space, a Vaillant gas combination boiler providing the domestic hot water and heating systems, enclosed light fitting, ceramic tile flooring, ceramic splashback tiling and door leading off to;

GROUND FLOOR W/C 1.35m x 0.84m (4'5" x 2'9")

With Upvc double glazed frosted window to rear, enclosed light fitting, low-level dual-flush WC with integrated hand-wash basin and mixer tap above, ceramic floor tiling and ceramic splashback tiling.

FIRST FLOOR LANDING 2.01m x 1.83m (6'7" x 6'0")

With LED light fitting, smoke alarm, loft access and doors leading off to;

BEDROOM ONE (REAR) 3.12m x 2.87m (10'3" x 9'5")

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

BEDROOM TWO (FRONT) 2.90m x 2.97m (9'6" x 9'9")

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

DRESSING ROOM / STUDY 1.98m x 1.80m (6'6" x 5'11")

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

FIRST FLOOR SHOWER ROOM 1.78m x 1.80m (5'10" x 5'11")

With Upvc double glazed frosted window to rear, enclosed light fitting, Xpelair extractor fan, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, vanity sink unit with mixer tap above and walk-in glazed shower enclosure with thermostatic direct-flow shower unit, ceramic floor tiling and splashback tiling.

EXTERNALLY

FOREGARDEN

Bounded by concrete posts and timber fencing with stone flag paving and metallic front access gate.

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with concrete paving and patio area, generous lawn and timber front access gate.

COUNCIL TAX

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

SERVICES

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

TERMS

The property is offered to let at £800.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £923.07 will be taken against damage/breakages etc.

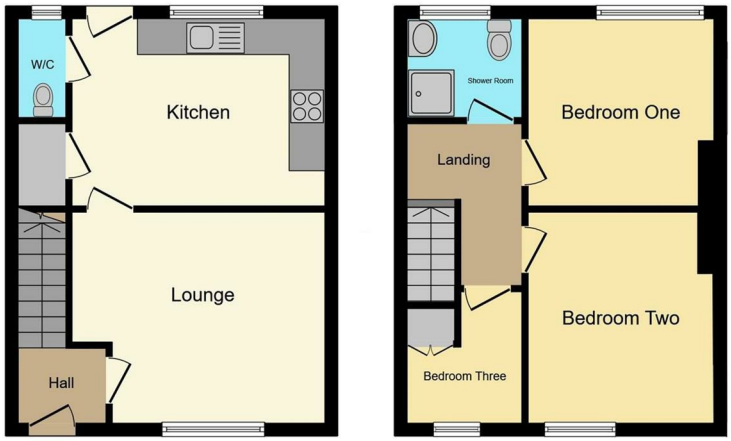
The tenant will be expected to pay a holding deposit of £184.61 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent 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.

VIEWING

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

Brittain Avenue, Newcastle-under-lyme



Ground Floor First Floor

Total floor area: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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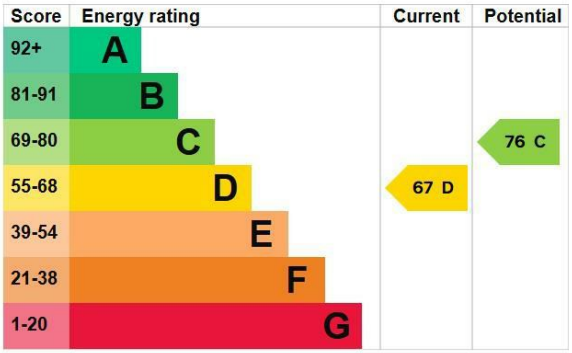

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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