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22 Cromer Street, May Bank, Newcastle, Staffs, ST5 0JN



To Let Exclusive at £750 PCM

Bob Gutteridge Estate Agents are pleased to bring to the rental market this well presented terraced home situated in this pleasant and popular May Bank location. The property is placed well for access to May Bank Marsh as well as being near to local shops, schools and amenities as well as offering good road links to the A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of dining room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard.

DINING ROOM 3.35m x 3.28m (11'0" x 10'9")

With Upvc double glazed frosted front access door with double glazed frosted skylight above, Upvc double glazed window to front, coving to ceiling, three lamp light fitting, two wall light fittings, built in gas/electricity meter cupboards, focal cast iron fireplace with inset coal effect gas fire, TV aerial connection point, panelled radiator, beechwood effect laminate flooring, power points and archway off to;



LOUNGE 3.35m x 3.38m (11'0" x 11'1")

With Upvc double glazed window to rear, artex to ceiling, coving, three lamp light fitting, wall light fitting, four double coat hooks, power points, panelled radiator, stairs to first floor landing and multi-glazed doors provide access to;



FITTED KITCHEN 3.68m x 2.08m (12'1" x 6'10")

With Upvc double glazed window to side, Upvc double glazed frosted side access door with inset lead pattern, coving, four lamp light fitting, a range of base and wall mounted wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in twin circular sink units, space for freestanding fridge/freezer, space for condenser dryer, plumbing for automatic washing machine, Cannon freestanding gas cooker, ceramic splashback tiling, ceramic floor tiling, Main combination boiler providing the domestic hot water and central heating systems, tile effect laminate flooring, power points and access to;



GROUND FLOOR BATHROOM 2.03m x 1.98m (6'8" x 6'6")

With Upvc double glazed frosted window to side, wood panelling to ceiling, extractor fan, three LED spotlight fittings, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, "L" shaped bath / shower unit with chrome mixer tap plus shower attachment, ceramic splashback tiling, modern chrome towel radiator and vinyl cushion flooring.



FIRST FLOOR LANDING

With three lamp light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 3.25m x 3.38m (10'8" x 11'1")

With Upvc double glazed window to front, artex to ceiling, coving, three lamp light fitting, panelled radiator, beechwood effect laminate flooring, BT telephone point (subject to usual transfer regulations), power points and door to built in store.



BEDROOM TWO (REAR) 3.38m x 3.38m (11'1" x 11'1")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, three lamp light fitting, panelled radiator, beechwood effect laminate flooring, power points and door to built in store.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by concrete post and timber fencing, timber gate provides pedestrian access to the rear of the property, paved providing ample patio and sitting space plus a garden timber shed.



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 £750.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £173.07 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 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

