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ESTATE AGENTS & LETTINGS
Bob Gutteridge

73 Brooklyn Street, Crewe, Cheshire, CW2 7JE







£1,100 PCM

Bob Gutteridge Estate Agents are pleased to bring to the market this deceptively spacious and up to date fore courted terraced home situated in this popular Crewe Town Centre location which provides ease of access to local shops, schools and amenities. 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 entrance hall, bay fronted sitting room, separate lounge, modern fitted kitchen, utility room, ground floor bathroom and to the first floor are four bedrooms along with a first floor shower room. Externally the property offers a fore court and enclosed rear yard. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with double glazed skylight above, artex to ceiling, cornicing, pendant light fitting, battery and mains smoke alarm, panelled radiator, stairs to first floor landing and doors to rooms including;



BAY FRONTED SITTING ROOM 4.80m x 3.45m (15'9" x 11'4")

With Upvc double glazed bay window to front, artex to ceiling, pendant light fitting, built in meter cupboard, panelled radiator, TV aerial connection socket and power points.



LOUNGE 4.32m x 3.66m (14'2" x 12'0")

With Upvc double glazed patio doors to rear, artex to ceiling, pendant light fitting, battery and mains smoke alarm, TV aerial socket, power points, double panelled radiator, door to under stairs store and access off to;



FITTED KITCHEN 3.43m x 2.67m (11'3" x 8'9")

With Upvc double glazed window to side, LED light fitting, heat detector, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring gas hob unit with oven beneath, plumbing for automatic washing machine, space for fridge/freezer, breakfast bar, vinyl cushion flooring and power points.





UTILITY ROOM 2.72m x 1.02m (8'11" x 3'4")

With two pendant light fitting, carbon monoxide alarm, Main Eco combination boiler providing the domestic hot water and central heating systems, base mounted storage cupboard, round edge work surface, plumbing for automatic washing machine, panelled radiator and access off to;



GROUND FLOOR BATHROOM 2.46m x 2.08m (8'1" x 6'10")

With Upvc double glazed frosted window to side, extractor fan, enclosed light fitting, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap plus shower attachment, aqua boarding to splashback, modern chrome towel radiator and vinyl cushion flooring.



FIRST FLOOR LANDING

With pendant light fitting, coving to ceiling, power points and doors to rooms including;



BEDROOM ONE (REAR) 4.37m x 3.10m (14'4" x 10'2")
With Upvc double glazed window to rear, pendant light fitting, artex to ceiling, battery and mains smoke alarm, panelled radiator, TV aerial socket, power points and door to built in storage cupboard.



BEDROOM TWO (FRONT) 4.78m x 2.29m (15'8" x 7'6")
With Upvc double glazed half bay window to front, pendant light fitting, battery and mains smoke alarm, access to loft space, double panelled radiator, TV aerial connection point and power points.



BEDROOM THREE (FRONT) 2.87m x 2.24m (9'5" x 7'4")
With two Upvc double glazed windows to front, pendant light fitting, panelled radiator, battery and mains smoke alarm, TV aerial socket and power points.



BEDROOM FOUR (REAR) 2.90m x 2.41m (9'6" x 7'11")
With Upvc double glazed window to rear, pendant light fitting, panelled radiator, TV aerial socket, battery and mains smoke alarm and power points.



FIRST FLOOR SHOWER ROOM 1.73m x 1.73m (5'8" x 5'8")
With Upvc double glazed frosted window to side, pendant light fitting, extractor fan, a white suite comprising of low level WC, pedestal sink unit, corner glazed shower cubicle with Triton electric shower, fully tiled in high glazed wall ceramics and tiled flooring.



EXTERNALLY

FORE COURT
Bounded by garden brick walls with a concreted fore garden.



REAR GARDEN
Bounded by concrete post and timber fencing, timber gate provides pedestrian access to the rear of the property, pebbled area providing ease of maintenance and concreted area providing patio and sitting space.



COUNCIL TAX
Band 'A' amount payable Cheshire East Council.

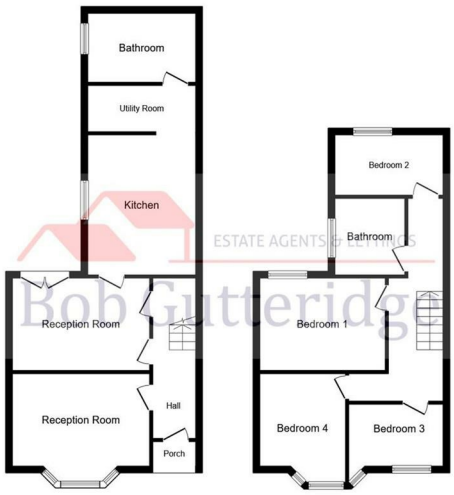
SERVICES
Main services of gas, electricity, water and drainage are connected.

TERMS
The property is offered to let at £1,100 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £1269.23 will be taken against damage/breakages etc.

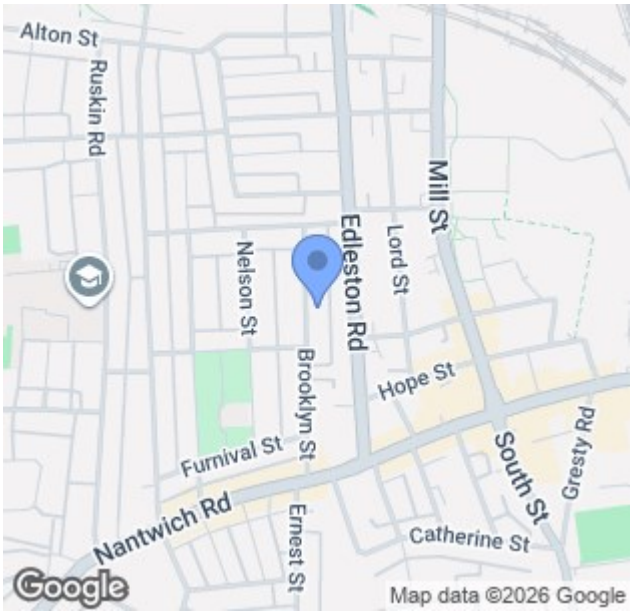
The tenant will be expected to pay a holding deposit of £253.84 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent 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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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.