

38 Victoria Street, Chesterton, Newcastle, Staffs, ST5

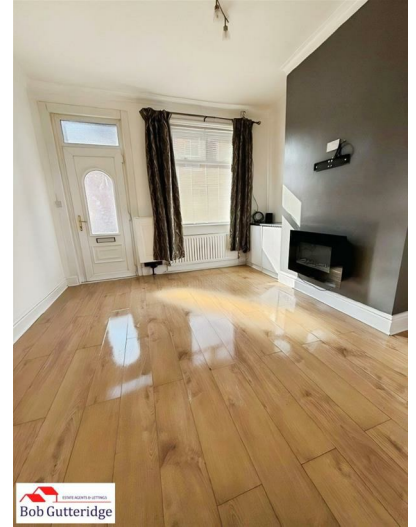


To Let Exclusive at £700 PCM

Bob Gutteridge Estate Agents are pleased to bring to the lettings market this well presented and updated mid terraced home situated in this convenient village of Chesterton which provides ease of access to local shops, schools and amenities as well as providing good access to the A34 and A500. This well presented home comes with modern day comforts of Upvc double glazing along with combi central heating and offers well planned accommodation comprising of lounge, fitted kitchen/dining room, rear lobby, ground floor bathroom and to the first floor are two double bedrooms. Externally the property has been landscaped to provide patio and sitting space etc. Early internal inspection of this property is essential to avoid disappointment.

LOUNGE 3.61 x 3.66 (11'10" x 12'0")

With Upvc double glazed front access door with inset double glazed frosted panel, skylight above, Upvc double glazed window to front, coving to ceiling, four lamp light fitting, decorative dado rail, wall mounted modern electric fire, single panelled radiator, built-in meter cupboard with gas and electricity meter cupboards, BT and Virgin Media connection points (subject to usual transfer regulations), four power points and door leads off to;



FITTED KITCHEN / DINER 2.72 x 2.64 (8'11" x 8'8")

With Upvc double glazed window to rear, artex to ceiling, four lamp spotlight fitting, a range of base and wall mounted shaker oak storage cupboards providing ample domestic cupboard and drawer space, BT telephone point, round edge work surface with built-in stainless steel sink unit with mixer tap above, built-in four ring Lamona hob unit with oven beneath and extractor hood above, ceramic splashback tiling, tile effect flooring, single panelled radiator, spurs for appliances, hot and cold plumbing for automatic washing machine, four power points, panelled radiator and door to under stairs storage cupboard providing ample shelving and storage space.



REAR LOBBY AREA

With Upvc double glazed side access door with inset frosted glazed panel, wood panelling to ceiling, globe light fitting, three double coat hooks, artex finish to walls, vinyl cushioned flooring and access to;

DOWNSTAIRS BATHROOM 1.73 x 1.70 (5'8" x 5'7")

With Upvc double glazed frosted window to rear, globe light fitting, wood panelling to ceiling, white suite comprising low level WC, pedestal sink unit and panelled bath unit with mixer tap and shower attachment above, ceramic splashback tiling and vinyl cushioned flooring.



FIRST FLOOR LANDING

With access to loft space (not for tenant's use), artex to walls and ceiling, pendant light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 3.63m x 3.61m (11'11" x 11'10")

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, single panelled radiator, built-in wardrobe providing ample domestic hanging and storage space etc, three power points and Virgin Media connection point (subject to usual transfer regulations).



BEDROOM TWO (REAR) 2.69m into recess x 2.79m (8'10" into recess x 9'2")

With Upvc double glazed window to rear, pendant light fitting, artex to ceiling and walls, single panelled radiator, two power points, door to built in boiler cupboard providing domestic hot water and central heating systems, ample domestic drying and storage space etc and wall mounted carbon monoxide alarm.



EXTERNALLY



ENCLOSED REAR GARDEN

Bounded by garden concrete block walls with flagged area providing patio and sitting space and external storage area providing ample domestic external storage space etc.

DIRECTIONS

From our Porthill office proceed along Bradwell Lane, turning left at the end to the A34 signposted Newcastle, proceed to the roundabout by McDonalds, turning right to Wolstanton Road, proceed to the next roundabout taking the third exit to Newcastle Street, proceed to the end and bear right to Victoria Street, where number 38 will be found located on the left hand side.

SERVICES

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

VIEWING

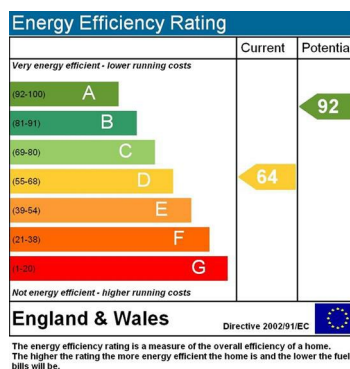
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

TERMS

The property is offered to let at £700.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £807.69 taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £161.53 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.



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

