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ESTATE AGENTS & LETTINGS
Bob Gutteridge

3 Ampthill Place, Hanford, Stoke On Trent, Staffs, ST4 8NP

To Let Exclusive at £1,200 PCM

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable semi-detached home, situated in this pleasant cul-de-sac position in Hanford. The property provides ease of access to local shops, schools and amenities, whilst also being well placed for access to both the A34 and A500. As you would expect, this home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises entrance hall, bay-fronted lounge, dining room, half-brick and Upvc double glazed conservatory, and modern fitted kitchen. To the first floor are three bedrooms, along with a first-floor bathroom and separate WC. To the second floor, a useful and versatile loft space can be found, providing excellent additional storage. Externally, the property offers gardens to both the front and rear, together with off-road parking and a detached brick-built garage.

Situated in this popular and convenient Hanford location, this delightful home offers well-proportioned accommodation together with excellent external space.

Viewing of this delightful home is considered ESSENTIAL!

ENTRANCE HALL 4.19 maximum x 2.13 (13'9" maximum x 7'0")

With Upvc double-glazed frosted front access door with frosted double-glazed panels to sides and skylight, Upvc double-glazed frosted window to side, coving to ceiling, pendant light fitting, smoke alarm, double panelled radiator, wood block flooring, stairs to first floor landing, wall-mounted thermostat, and door provides access off to:

LOUNGE 5.03m into bay x 3.30m (16'6" into bay x 10'10")

With half Upvc double-glazed bay window to front, coving to ceiling, pendant light fitting, feature fire surround with built-in modern coal-effect gas fire, BT and Virgin Media connection point (subject to usual transfer regulations), double panelled radiator, power points, and bi-fold doors provide access off to:

DINING ROOM 3.35m x 2.90m (11'0" x 9'6")

With aluminium double-glazed sliding patio door to rear, coving to ceiling, pendant light fitting, panelled radiator, and power points. Door leads off to

HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.62m x 2.44m (8'7" x 8'0")

With Upvc double-glazed panels to side and rear aspects, Upvc double-glazed rear access door, panelled radiator, and power points.

MODERN FITTED KITCHEN 3.45m x 2.59m (11'4" x 8'6")

With Upvc double-glazed window to rear, a range of base and wall-mounted modern grey storage cupboards providing ample domestic cupboard and drawer space, granite-effect work surface with built-in bowl-and-a-half stainless steel sink unit with chrome mixer tap above, built-in four-ring gas hob unit, built-in Indirect fan-assisted oven with space for microwave above, ceramic mosaic splashback tiling, modern grey-effect vinyl cushion flooring, space for fridge/freezer, and power points. Access leads off to:

UNDERSTAIRS STORE

With Upvc double-glazed frosted window to side, batten light fitting, vinyl cushion flooring, gas meter, and ample domestic storage space.

FIRST FLOOR LANDING

With Upvc double-glazed frosted window to side, coving to ceiling, pendant light fitting, power point, stairs leading off to usable loft space, and doors to rooms including:

BEDROOM ONE 4.90m x 3.30m (16'1" x 10'10")

With Upvc double-glazed half-bay window to front, coving to ceiling, pendant light fitting, panelled radiator, Virgin Media connection point subject to usual transfer regulations, and power points.

BEDROOM TWO (REAR) 2.87m x 2.39m (9'5" x 7'10")

With Upvc double-glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, power points, and door to understairs storage cupboard providing ample domestic hanging and storage space.

BEDROOM THREE 2.21m x 2.29m reducing to 1.73m (7'3" x 7'6" reducing to 5'8")
With Upvc double-glazed windows to front and side aspects, enclosed light fitting, panelled radiator, power points, and double doors to built-in wardrobe providing ample domestic hanging and storage space.

FIRST FLOOR BATHROOM 1.93m x 1.70m (6'4" x 5'7")
With Upvc double-glazed frosted window to side, three spotlight fittings, fully tiled walls with high-gloss white ceramic wall tiling, a white suite comprising panelled bath unit with taps above and Triton electric shower, pedestal sink unit with chrome taps above, chrome towel radiator, vinyl cushion flooring, and double doors reveal built-in boiler cupboard housing a Baxi gas combination boiler providing the domestic hot water and central heating systems.

SEPARATE W.C. 1.80m x 0.84m (5'11" x 2'9")
With Upvc double-glazed frosted window to rear, batten light fitting, white low-level WC, and vinyl cushion flooring.

USEABLE LOFT SPACE 4.85m x 4.27m (15'11" x 14'0")

With Velux double-glazed windows to front and rear aspects, smoke alarm, eight spotlight fittings, oak-effect laminate flooring, power points, and access to eaves providing storage space.

EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing plus garden brick walls with vehicular access to the front of the property with flagged driveway providing ample off road parking, raised lawn section with a wealth of plants to borders and access via timber gate to;

REAR GARDEN

Bounded by concrete post and timber fencing with lawn sections, flagged patio area providing ample sitting and patio space etc., shrubs and plants to borders.

GARAGE

With metal up and over door, power supply connected plus light fitting, Upvc double glazed window to rear.

VIEWING

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

DIRECTIONS

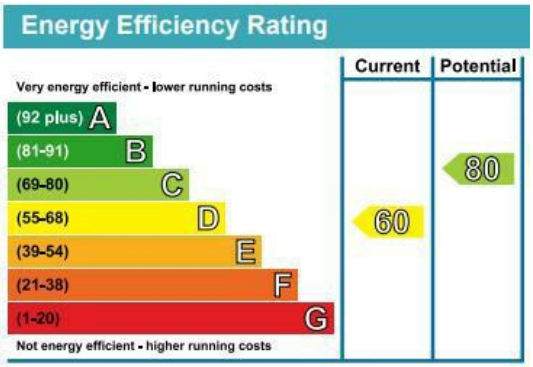
From Porthill Office proceed to the bottom of Porthill Bank and proceed to take the A500 southbound, continue to the Hanford turn off and at the roundabout bear left to join the A34 continue through the first set of lights and proceed to take the next left to Bankhouse Road and first left to Ashendene Grove and immediate right to Ampthill Place where number 3 is located on the left hand side.

TERMS

The property is offered to let at £1200.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £1384.61 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £276.92 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

The Property Ombudsman

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