

1 Dimsdale View East, Porthill, Newcastle, Staffordshire, ST5



To Let Exclusive at £825 PCM

**** Available Now ! **** Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date end town house situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, spacious lounge, sitting room, modern fitted kitchen, ground floor bathroom and to the first floor are three bedrooms along with a first floor separate WC. Externally the property offers a fore court and rear yard. **Viewing Of This Home Is A Must !**

ENTRANCE LOBBY

With Upvc double glazed frosted front access door, wired battery mains smoke alarm, pendant light fitting, stairs to first floor landing, six panelled door leads off to;



SITTING ROOM 4.34m x 3.18m (14'3" x 10'5")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, TV aerial point, Virgin Media connection point and BT telephone point (subject to usual transfer regulations), Honeywell thermostat, four power points, smoke alarm, inner lobby area with wall light fitting and door to under stairs storage cupboard providing ample domestic shelving and storage space, two power points, quarry tiled flooring and pendant light fitting.



LOUNGE 4.34m x 3.61m (14'3" x 11'10")

With Upvc double glazed window to front, Upvc double glazed window to side, Upvc double glazed window to rear, pendant light fitting, two single panelled radiators, marble feature fireplace with hearth, insert and surround, BT telephone extension (subject to usual transfer regulations), six power points and built in electricity meter cupboard with consumer unit and meter etc.



FITTED KITCHEN 3.66m x 2.21m (12'0" x 7'3")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, fluorescent tube light fitting, heat detector, a range of base and wall mounted oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with NEW built in four ring electric hob unit, NEW fan assisted oven beneath, built in extractor hood, ceramic splash back tiling, built in stainless steel bowl and a half single drainer sink unit with chrome mixer tap above, space for condenser dryer, vinyl cushioned flooring, double panelled radiator, five power points and door leads off to;



BATHROOM 2.46m x 2.46m (8'1" x 8'1")

With Upvc double glazed frosted window to side, textured ceiling, globe light fitting, extractor fan, white suite comprising of low level dual flush WC, pedestal sink unit, P shaped bath/shower unit with curved glazed shower screen, mixer tap with hair attachment and thermostatic direct flow shower, ceramic high gloss splash back tiling, utility area with Alpha Intec 28X combination boiler providing domestic hot water and central heating systems, plumbing for automatic washing machine, vinyl cushioned flooring, access to loft space and modern chrome towel radiator.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to rear, pendant light fitting, battery mains smoke alarm and doors lead off to rooms including;



BEDROOM ONE 3.53m x 2.97m (11'7" x 9'9")

With Upvc double glazed window to front, pendant light fitting, access to loft space, double panelled radiator and six power points



BEDROOM TWO 3.20m x 2.39m (10'6" x 7'10")

With recessed area providing ample domestic hanging and storage space, two pendant light fittings, double panelled radiator, Upvc double glazed window to front, TV aerial lead and four power points.



BEDROOM THREE 3.61m x 2.26m (11'10" x 7'5")

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



FIRST FLOOR WC 1.32m x 1.04m (4'4" x 3'5")

With globe light fitting, extractor fan, white suite comprising of low level dual flush WC, corner sink unit with taps above, ceramic splash back tiling, modern chrome towel radiator and vinyl cushioned flooring.



EXTERNALLY

FORE COURT TO FRONTAGE

Bounded by garden brick walls with timber gate providing pedestrian access to the front of the property, concrete area for ease of maintenance and pathways leading alongside the property for access off to;

REAR YARD

Bounded by garden brick walls with concreted area providing patio and sitting space along with provision of off road parking.



SERVICES

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

TERMS

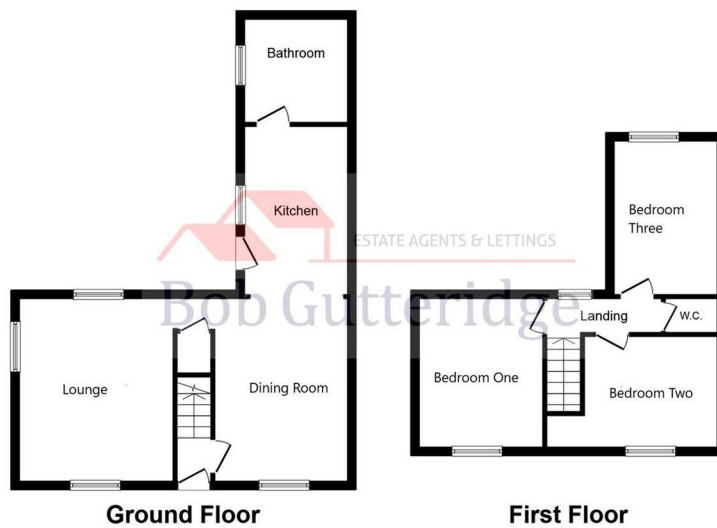
The property is offered to let for a minimum term of six months at £825.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £951.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £190.38 which, subject to successful referencing, will form part of the deposit. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

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.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

