

57 Hillport Avenue, Porthill, Newcastle, Staffs, ST5 8QR



To Let Exclusive at £950 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this recently modernised and updated semi detached home situated in this ever popular and convenient Porthill location which provides good road links to the A34 & A500 as well as being near to local shops, schools and amenities. 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 hall, lounge, NEW fitted kitchen, dining room, downstairs WC and to the first floor are three generous bedrooms along with a NEW first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. Viewing of This Home Is A Must !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door, pendant light fitting, smoke alarm, stairs to first floor landing and door leads off to;

LOUNGE 4.09 x 3.94 (13'5" x 12'11")

With glazed window to front, pendant light fitting, decorative ceiling rose, coving to ceiling, panelled radiator, BT and Virgin media connection point (subject to usual transfer regulations), power points, smoke alarm, and access leads off to;



NEW FITTED KITCHEN 3.91 x 2.51 (12'10" x 8'3")

With coving to ceiling, eight spotlight fittings, extractor fan, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space with round edge work surface and matching upstands, built-in Lamona brushed stainless steel gas hob unit with Lamona oven beneath plus extractor hood above, stainless steel splashback and stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, vinyl cushion flooring, panelled radiator, power points and access off;



DINING ROOM 3.48m x 2.49m (11'5" x 8'2")

With Upvc double glazed sliding patio doors to rear, coving to ceiling, pendant light fitting, TV aerial connection point, power points, panelled radiator and Virgin media connection point.



REAR LOBBY AREA

With Upvc double glazed frosted side access door, modern grey wood effect flooring, archway provides access to built in boiler cupboard housing a Baxi600 combination boiler providing domestic hot water and central heating systems.

DOWNSTAIRS WC 1.35m x 0.81m (4'5" x 2'8")

With Upvc double glazed frosted window to side, coving to ceiling, pendant light fitting, modern grey laminate flooring and a white low level WC.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, access to loft space and doors to rooms including;

BEDROOM ONE (FRONT) 3.99m x 3.51m (13'1" x 11'6")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, Virgin media connection point, power points and access to a built-in wardrobe providing ample domestic hanging space.



BEDROOM TWO 3.48m x 2.08m (11'5" x 6'10")

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



BEDROOM THREE 3.48 x 2.49 (11'5" x 8'2")

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



FIRST FLOOR BATHROOM 2.54m x 1.88m (8'4" x 6'2")

With Upvc double glazed frosted window to side, extractor fan, enclosed light fitting, aqua boarding to walls, panelled radiator, a white suite comprising low level WC, pedestal sink unit, panelled bath unit with mixer tap with thermostatic direct flow shower above and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing with mature hedges to frontage, a concrete driveway provides off road parking for a vehicle, shrubs and plants and access which leads alongside the property.

REAR GARDEN

Bounded by concrete post and timber fencing with stone paved area providing patio and sitting space, tiered down with shrubs and plants to borders and lawn section.

COUNCIL TAX

Band 'B' 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 for a minimum term of six months at £950.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1096.15 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £219.23 which, subject to successful referencing, will form part of the first months rent. 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. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 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

