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ESTATE AGENTS & LETTINGS
Bob Gutteridge

1 Hartington Street, Wolstanton, Newcastle, Staffs, ST5 8DR







To Let Exclusive at £800 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this well presented and spacious end terraced home situated in this pleasant residential street in Wolstanton. This property is enhanced with Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, sitting room, full width lounge, fitted kitchen, utility room, shower room and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers an enclosed rear garden which also provides off road parking for a vehicle. The location is perfect for access to the A34 & A500 as well as being well placed for local shops, schools and amenities. Viewing Advised !

ENTRANCE HALL

With frosted double glazed front access door, pendant light fitting, coat hooks, panelled radiator, stairs to first floor landing and doors to rooms including;

SITTING ROOM 3.38m x 3.20m (11'1" x 10'6")

With Upvc double glazed window to front with inset lead pattern and stained glass, pendant light fitting, panelled radiator, built in meter cupboards and power points.



FULL WIDTH LOUNGE 4.60m x 3.35m (15'1" x 11'0")

With Upvc double glazed French doors to rear, pendant light fitting, coving, panelled radiator, beechwood effect laminate flooring, brick hearth with coal effect gas burner, power points, Virgin Media connection point (Subject to usual transfer regulations), door to built in understairs store and door to;







FITTED KITCHEN 2.46m x 2.26m (8'1" x 7'5")

With Upvc double glazed window to side, double glazed skylight, vaulted ceiling, two pendant light fittings, panelled radiator, base and wall mounted storage cupboards providing ample cupboard and drawer space, beechwood effect laminate flooring, space for under counter fridge, power points, ceramic splashback tiling and access to;





REAR LOBBY / UTILITY AREA

With Upvc double glazed frosted rear access door, panelled radiator, drying rack, two pendant light fittings, power points, plumbing for automatic washing machine and access to;

SHOWER ROOM 1.02m x 1.40m (3'4" x 4'7")

With glazed blocks to side, extractor fan, thermostatic direct flow shower, ceramic tiled flooring, ceramic half wall tiling, low level WC and panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors to rooms including;



BEDROOM ONE (FRONT) 4.65m x 3.23m (15'3" x 10'7")

With two Upvc double glazed windows to front with inset lead pattern and stained glass, pendant light fitting, stripped and treated floorboards, panelled radiator and power points.





BEDROOM TWO (REAR) 3.38m + recess x 2.90m (11'1" + recess x 9'6")

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



FIRST FLOOR BATHROOM 2.46m x 1.60m (8'1" x 5'3")

With Upvc double glazed frosted window to rear, coving to ceiling, enclosed light fitting, ceramic half wall tiling, a white suite comprising of high level WC, wall mounted sink unit, rolltop bath, stripped / painted floorboards and panelled radiator.



EXTERNALLY

REAR GARDEN

Bounded by garden brick walls and timber fencing along with double timber gates providing vehicular access, timber side access gate, lawn section and paved pathways.



COUNCIL TAX

Band 'A' 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 at £800.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £173.07 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.

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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