

21 Chapel Street, Bucknall, Stoke-On-Trent, Staffordshire, ST2



To Let Exclusive at £650 PCM

Bob Gutteridge Estate Agents welcome to the market this end-terraced home situated in this convenient Bucknall location which provides ease of access to local shops, schools and amenities as well as being well placed for access to green spaces including Abbey Hulton Park and road links including the A52. 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 hall, lounge, sitting room, fitted kitchen and to the first floor are two bedrooms and a first floor bathroom. Externally the property offers an enclosed rear garden. Viewing Advised !

ENTRANCE HALLWAY 4.95m x 0.89m (16'3" x 2'11")

Upvc front access door, pendant light fitting, wood laminate flooring, stairs to the first floor and doors leading off to;



LOUNGE 2.97m x 3.51m (9'9" x 11'6")

Upvc double glazed windows to side and front aspects, pendant light fitting, wood laminate flooring, hearth with decorative surround, power points, single panelled radiator, Virgin Media connection point subject to usual transfer regulations and built-in meter cupboard housing electricity consumer unit and meter and gas meter.



SITTING ROOM 2.84m x 3.51m (9'4" x 11'6")

Upvc double glazed windows to side and rear aspect, pendant light fitting, artex, single panelled radiator, hearth with decorative surround, power points and door leading off to;



FITTED KITCHEN 2.69m x 2.06m (8'10" x 6'9")

Upvc double glazed frosted side access door, Upvc double glazed window to side, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic storage space, round edge worktop, built-in stainless steel sink unit with mixer tap above and separate draining rack, spacer for fridge/freezer, space for oven and hob, space for automatic washing machine, access to under-stairs storage cupboard, white ceramic splashback tiling, vinyl cushion flooring and power points.



FIRST FLOOR LANDING 1.63m x 3.63m (5'4" x 11'11")

Pendant light fitting, battery smoke alarm, access to airing cupboard and doors leading off to;



BEDROOM ONE (FRONT) 3.53m x 3.94m (11'7" x 12'11")

Upvc double glazed windows to front and side aspect, pendant light fitting, single panelled radiator, artex and power points.



BEDROOM TWO (REAR) 3.58m x 2.06m (11'9" x 6'9")

Upvc double glazed windows to side and rear aspects, pendant light fitting, single panelled radiator and power points.



FIRST FLOOR BATHROOM 2.72m x 2.01m (8'11" x 6'7")

Upvc double glazed frosted window to rear, pendant light fitting, extractor fan, single panelled radiator, artex, a Biasi gas combination boiler providing the domestic hot water and heating systems, a suite comprising low level dual flush WC, pedestal sink unit, panel bath unit with mixer tap and separate shower extension, vinyl cushion flooring and ceramic splashback tiling.



EXTERNALLY

ENCLOSED REAR GARDEN

Enclosed rear garden bounded by concrete posts and timber fencing, with stone flag paving and patio area providing ample domestic patio and sitting space, lawn, brick built integrated external store providing outdoor storage space and timber side access gate.



COUNCIL TAX

Band 'A' amount payable to Stoke-on-Trent City 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 £650.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £750.00 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £150.00 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.

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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ESTATE AGENTS & LETTINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	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



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