

15 Critchlow Grove, Blurton, Stoke-On-Trent, Staffs, ST3 4BW



To Let Exclusive at £850 PCM

Bob Gutteridge Estate Agents are pleased to bring to the market this desirable and up to date semi detached home situated in this popular and convenient Blurton location. This home is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, through lounge / diner, half brick & Upvc double glazed conservatory, fitted kitchen / breakfast room, utility area, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally this home is set on a generous plot with gardens to front and rear. **AVAILABLE NOW !**

ENTRANCE LOBBY

With Upvc front access door, pendant light fitting, wood effect laminate flooring, panelled radiator, stairs to first floor landing and door to;



THROUGH LOUNGE / DINING ROOM 5.81 x 3.16 (19'0" x 10'4")

With Upvc double glazed window to front, Upvc double glazed sliding patio door to rear, coving to ceiling, two pendant light fittings, decorative picture rail, feature fireplace with inset coal effect gas fire, panelled radiator, power points and access off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.84 x 2.58 (9'3" x 8'5")

With Upvc double glazed panels to sides and rear, Upvc side access door, fan assisted light fitting, ceramic tiled flooring and power points.



FITTED KITCHEN / BREAKFAST ROOM 2.63 x 3.30 (8'7" x 10'9")

With Upvc double glazed windows to side and rear aspects, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring electric hob unit with extractor hood above, built in oven, space for under counter fridge, vinyl cushion flooring, panelled radiator, power points, door to pantry and access off to;



UTILITY AREA 2.46 x 2.28 (8'0" x 7'5")

With Upvc double glazed window to front, pendant light fitting, plumbing for automatic washing machine, pendant light fitting, power points and access to;

DOWNSTAIRS WC 1.40 x 0.88 (4'7" x 2'10")

With Upvc double glazed frosted window to front, pendant light fitting, fully tiled in high glazed wall ceramics, a white suite comprising of low level WC and pedestal sink unit.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, door to built in airing cupboard and doors to rooms including;

BEDROOM ONE (FRONT) 3.38 x 3.17 (11'1" x 10'4")

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



BEDROOM TWO (FRONT) 3.40 x 2.34 (11'1" x 7'8")

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



BEDROOM THREE (REAR) 3.15 maximum x 2.39 maximum (10'4" maximum x 7'10" maximum)

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



FIRST FLOOR BATHROOM

With Upvc double glazed frosted windows to side and rear aspect, a white suite comprising of low level WC, vanity sink unit with mixer tap above, panelled bath unit with mixer tap plus hair attachment, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by mature hedges along with timber post and timber fencing, paved pathways, lawn section to frontage, external light fitting and access off to;

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, stone chipping area providing patio and sitting space, lawn section and a garden greenhouse.



TERMS

The property is offered to let at £850.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £980.76 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £196.15 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.

COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent Council.

SERVICES

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

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		83 B
69-80	C	69 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

