2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

195a Endon Road, Norton Green, Stoke-on-trent, Staffs, ST6 3BA

To Let Exclusive at £600 PCM

This ground floor apartment conversion enjoys larger than average well planned accommodation enjoying the benefits of Upvc double glazing and combination gas fired central heating. The attractive accommodation comprises lounge, fitted kitchen/dining room, bath/shower room and two good sized bedrooms. Externally the property enjoys its own private courtyard area with two parking spaces. The property is located in the popular semi rural location of Norton Green yet still enjoying ease of access to local amenities and bus routes. Internal inspection is highly recommended to appreciate the sheer size and quality of the accommodation.

LOUNGE 3.53 x 3.76 (11'7" x 12'4")

With Upvc double glazed front access door with inset double glazed panel and double glazed skylight above, Upvc double glazed window to front, pendant light fitting, double panelled radiator, t.v. aerial point, six power points and multi pane door leads off to;

INNER HALLWAY

With five spotlight fittings, two battery and mains smoke alarms, single panelled radiator, power point, doors leading to rooms and door to built-in storage cupboard providing ample hanging space and storage space, ceramic tiled flooring and electricity consumer unit.

BEDROOM ONE 3.51 x 2.64 (11'6" x 8'8")

With Upvc double glazed window to side, pendant light fitting, single panelled radiator, six power points, t.v. aerial point.

BEDROOM TWO 3.00 x 2.67 (9'10" x 8'9")

With Upvc double glazed window to side, pendant light fitting, single panelled radiator, six power points.

BATHROOM 2.67 x 1.93 (8'9" x 6'4")

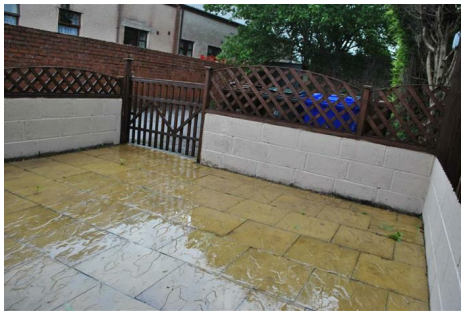
With Upvc double glazed window to side, four spotlight fittings, extractor fan, contemporary white suite comprising ceramic sink unit with vanity cupboard beneath and chrome mixer tap above, dual flush low level WC, built-in bath/shower unit with glazed shower screen and chrome mixer tap and shower attachment above, ceramic splash back tiling in high glaze white ceramics with inset decorative glass border tile, granite effect tiled flooring, modern chrome towel rail.

FITTED KITCHEN/DINER 5.08 x 3.23 (16'8" x 10'7")

(reducing in dining area to 9'1), with Upvc double glazed window to side, Upvc double glazed double patio doors to rear, range of base and wall mounted soft cream coloured storage cupboards providing ample cupboard and drawer space, woodblock effect textured round edge work surface, built-in stainless steel sink unit with mixer tap above, hot and cold plumbing for automatic washing machine, freestanding cooker with extractor hood above, ceramic splashback tiling, Baxi combination boiler providing the domestic hot water and central heating systems, ceramic tiled flooring, double panelled radiator, seven spotlight fittings, ten power points, t.v. aerial point and power points for appliances.

EXTERNALLY

Bounded by walls, trellisworks and timber fencing with flagged area providing ample patio space, external light fitting, two off road parking spaces.



TERMS

The property is offered to let for a minimum term of six months at £600.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £692.30 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £138.46 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.

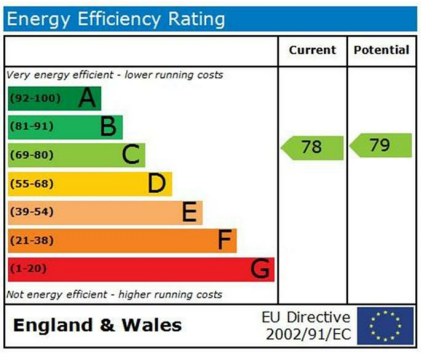
No Pets, No Smoking.
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

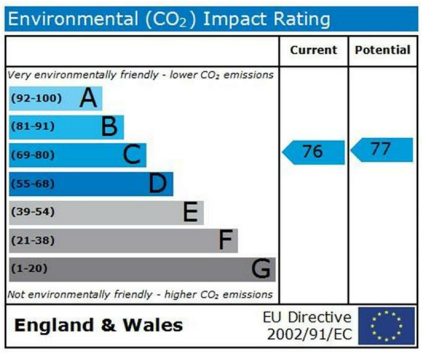
VIEWINGS

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs ST5 8AA. Telephone: 01782 717341.

DIRECTIONS

From Porthill office proceed first to Burslem town centre, passing through the traffic lights in Swan Square to Moorland Road, proceed to the very top of the hill and cross over Smallthorne roundabouts taking the third exit to Ford Green Road. Continue through the crossroads at Norton to Endon Road, proceed down the bank to Norton Green where numbers 195a and b will be found located on the left hand side.





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

APPROVED CODE TRADINGSTANDARDS.UK

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS

Bob Gutteridge