

50 Kingsley Street, Meir, Stoke On Trent, Staffs, ST3 6DG



To Let Exclusive at £500 Per month

This recently updated and modernised traditional terraced house enjoys good sized and well presented accommodation comprising of storm porch, good sized lounge, open plan dining room leading off to good sized modern fitted kitchen, fully tiled ground floor bathroom, and to the first floor are two double bedrooms. Externally the property enjoys an enclosed rear yard plus forecourt to frontage. The property enjoys the benefits of Upvc double glazing throughout and combination gas fired central heating. Viewing is recommended.

STORM PORCH

With Upvc double glazed front access door with inset double glazed panel with lead pattern, glazed panels to side and part panelled part glazed door leads off to;

LOUNGE 3.63 x 4.32 into bay (11'11" x 14'2" into bay)

With Upvc double glazed window to front, artex to ceiling, decorative ceiling rose, pendant light fitting and two wall light fittings, double panelled radiator, built-in meter cupboard with gas meter and built-in meter cupboard with electric meter and consumer unit, t.v. aerial point, eight power points, wood effect laminate flooring. Door leading off to;



DINING ROOM 3.61 x 3.71 (11'10" x 12'2")

With Upvc double glazed window to rear, coving to ceiling, three lamp light fitting, wood effect laminate flooring in oak effect, single panelled radiator, feature fireplace with marble hearth and insert and living flame coal effect electric fire, t.v. aerial point, eight power points. Access to;



LUXURY FITTED KITCHEN 3.40 x 1.96 (11'2" x 6'5")

With Upvc double glazed window to side, base and wall mounted cream storage cupboards providing ample cupboard and drawer space, wood block effect round edge work surface, built-in four ring gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling and ceramic floor tiling, built-in stainless steel bowl and a half single drainer sink unit with mixer tap above, Baxi combination boiler providing the domestic hot water and central heating systems, single panelled radiator, hot and cold plumbing for automatic washing machine. Access to;



REAR LOBBY

With Upvc double glazed side access door with inset double glazed panel, access to loft, ceramic tiled flooring, two power points and door to;

GROUND FLOOR BATHROOM 2.59 x 1.85 (8'6" x 6'1")

With Upvc double glazed window to side, globe light fitting, Manrose extractor fan, modern chrome towel rail, modern white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with electric shower, mosaic effect patterned tiling and ceramic floor tiling.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.53 x 3.66 (11'7" x 12'0")

With Upvc double glazed window to front, pendant light fitting, coving, t.v. aerial point, single panelled radiator, eight power points, original cast iron firegrate.



BEDROOM TWO 3.78 x 3.66 (12'5" x 12'0")

With Upvc double glazed window to rear, pendant light fitting, coving, single panelled radiator, original fire surround, eight power points and door to built-in wardrobe providing ample storage space.



EXTERNALLY



FORE COURT TO FRONTAGE

With garden brick walls, wrought iron gate providing pedestrian access to the front of the property.

ENCLOSED REAR YARD

Bounded by brick walls with timber gate providing pedestrian access to the rear of the property, ample sitting space.

DIRECTIONS

From Porthill office first proceed down Porthill Bank and to the roundabout taking the 4th exit to the A500 southbound, proceed along the A500 past Stoke and after a short distance proceed to the A50, continue along until exit signposted Meir and proceed to the roundabout turning left to Weston Road and continuing to take third turning on the right to Woodville Road bearing right at the junction to Colclough Road, proceed to the end bearing right into Stanton Road and first right off to Kingsley Street where number 50 is located on the left hand side.

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 £500.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £576.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £115.38 which, subject to successful referencing, will form part of the deposit. 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.

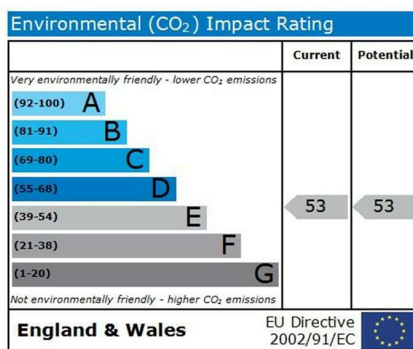
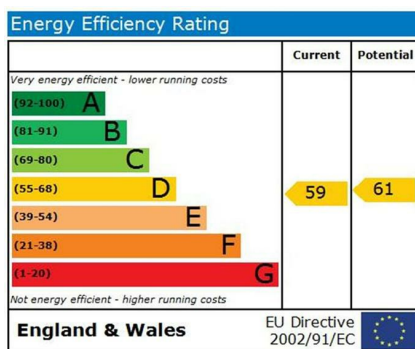
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

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

COUNCIL TAX

Band 'A' amount payable £1198.00 2022/23 Stoke On Trent City Council.



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

