

## 33 Alastair Road, Oakhill, Stoke-On-Trent, Staffordshire, ST4



To Let Exclusive at £700 PCM

**Bob Gutteridge Estate Agents** are delighted to bring to the market this smartly presented fore courted Victorian terraced home situated in this popular and convenient Oakhill location. The property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief comprises of dining room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. The location is perfect for access to local shops, schools and amenities. **Viewing Advised !**

**DINING ROOM 3.43m x 3.40m (11'3" x 11'2")**

With Upvc front access door with double glazed skylight above, Upvc double glazed window to front, cornice to ceiling, pendant light fitting, built in gas/electricity meter cupboards, power points, wood effect laminate flooring and doors to rooms including;



**LOUNGE 3.68m x 3.43m (12'1" x 11'3")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, wall mounted electric fire, TV aerial connection, power points, modern grey laminate flooring, door to understairs store, stairs to first floor landing and access off to;



### **FITTED KITCHEN 3.63m x 1.96m (11'11" x 6'5")**

With Upvc double glazed frosted side access door and Upvc double glazed frosted window to side, two lamp spotlight fitting, range of base and wall mounted high gloss cream storage cupboards providing ample cupboard and drawer space, round edge work surface, built-in brushed stainless steel Lamona four ring gas hob unit with extractor hood above and Lamona fan assisted oven beneath, vinyl cushion flooring, plumbing for automatic washing machine, built-in stainless steel sink unit with mixer tap above, combination boiler providing the domestic hot water and central heating systems and power points. Door leads off to;



### **GROUND FLOOR BATHROOM 2.26m x 1.37m (7'5" x 4'6")**

With two Upvc double glazed frosted windows to side, two lamp spotlight fitting, fully tiled in high glazed marble effect ceramic wall tiles with inset decorative mosaic tile, white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with mixer tap and shower attachment above, glazed shower screen and vinyl cushion flooring.



### **FIRST FLOOR LANDING**

With pendant light fitting and doors leading off to rooms including;



### **BEDROOM ONE (FRONT) 3.40m x 3.43m (11'2" x 11'3")**

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



## **BEDROOM TWO 3.68m x 3.43m (12'1" x 11'3")**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, four power points and built-in wardrobe providing ample hanging and storage space.



## **EXTERNALLY**

### **FORECOURT TO FRONTAGE**

Bounded by garden brick walls with wrought iron gate providing pedestrian access to the front of the property and flagged for ease of maintenance.

### **ENCLOSED REAR GARDEN**

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, flagged pathways and shrubs to borders.



## **DIRECTIONS**

From Stoke town centre proceed for three quarters of a mile or so to Oakhill passing the public house on the left hand side and turn left to Wolseley Street, second right to Alastair Road, cross over the junction and continue where number 33 is located on the left hand side.

## **COUNCIL TAX**

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

## **SERVICES**

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

## **VIEWING**

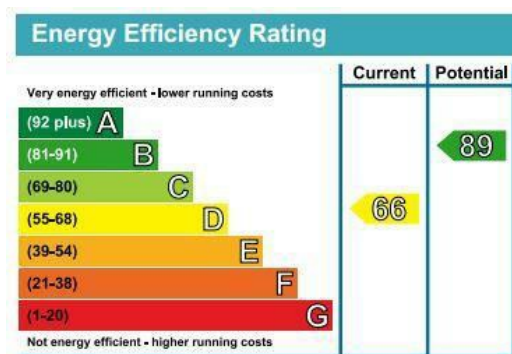
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## **TERMS**

The property is offered to let at £700.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £807.69 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £161.53 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.



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

