

3 Emberton Mews, Wolstanton, Newcastle, Staffordshire, ST5



To Let Exclusive at £850 PCM

**** NEW ON THE LETTINGS MARKET **** Bob Gutteridge Estate Agents are pleased to bring to the market this spacious three storey town house in this popular Wolstanton Village location where local shops, schools and amenities along with access to the A34 & A500. This spacious home comes with the benefit of Upvc double glazing along with combi central heating and offers accommodation comprising of entrance lobby, fitted kitchen / diner, lounge and to the first floor are two bedrooms along with a first floor bathroom along with a staircase leading off to the second floor where a further bedroom can be located. Externally the property enjoys an enclosed rear garden.

ENTRANCE HALL

With Upvc double glazed frosted front access door, frosted double glazed skylight above, electricity consumer unit, three lamp light fitting, battery mains smoke alarm, ceramic tiled flooring, two power points, thermostat, stairs to first floor landing and doors leading off to rooms including;



BAY FRONTED KITCHEN / DINING ROOM 4.62m x 3.10m reducing in dining area to 2.13m (15'2" x 10'2" reducing in dining area to 7'0")

With Upvc double glazed bay window to front with inset Georgian pattern, two three lamp light fittings, a range of base and wall mounted white 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 gas hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for fridge/freezer, power points, ceramic tiled flooring and door leads off to;



DOWNSTAIRS WC 1.85m x 0.97m (6'1" x 3'2")

With pendant light fitting, low level dual flush WC, wall mounted sink unit with ceramic splash back tiling, single panelled radiator, ceramic tiled flooring and extractor fan.

LOUNGE 4.04m x 3.15m (13'3" x 10'4")

With Upvc double glazed French doors to rear, Upvc double glazed window to rear with inset Georgian pattern, coving to ceiling, pendant light fitting, TV aerial point, two double panelled radiators, six power points and BT telephone point (subject to usual transfer regulations).



FIRST FLOOR LANDING

With two power points, Upvc double glazed window to front with inset Georgian pattern, Biasi combination boiler providing domestic hot water and central heating systems, double panelled radiator and door to;



BATHROOM 2.16m x 1.91m (7'1" x 6'3")

With globe light fitting, extractor fan, white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap above, electric Aquatronic 2 Plus shower, single panelled radiator, ceramic half wall tiling with inset decorative border tile, vinyl cushioned flooring and electric shaver socket.



BEDROOM ONE (REAR) 4.06m x 3.23m (13'4" x 10'7")

With two Upvc double glazed windows to rear with inset Georgian pattern, pendant light fitting, two single panelled radiators, Sky connection point (subject to usual transfer regulations) and six power points.



BEDROOM THREE 2.49m into bay x 2.18m (8'2" into bay x 7'2")

With Upvc double glazed bay window to front with inset Georgian pattern, double panelled radiator, pendant light fitting, TV aerial point and four power points.



SECOND FLOOR LANDING

With pendant light fitting, battery mains smoke alarm and door leading off to;



BEDROOM TWO 5.03m into bay x 3.00m (16'6" into bay x 9'10")

With Upvc double glazed bay window to front, access to loft space, pendant light fitting, double panelled radiator, TV aerial point, four power points and door to built in storage cupboard providing ample domestic shelving and storage space etc.



EXTERNALLY

REAR GARDEN

Bounded by concrete posts and timber fencing, flagged area providing patio and sitting space, garden brick walls, lawn section and plum slate chipping to borders for ease of maintenance.



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 £850 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

Council tax band C payable to Newcastle Under Lyme Borough 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

