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ESTATE AGENTS & LETTINGS
Bob Gutteridge

70 Oaklands Avenue, Wolstanton, Newcastle, Staffs, ST5 0DS

To Let Exclusive at £995 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this desirable semi detached home situated on a corner plot which offers gardens to front, side and rear along with off road parking. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, fitted kitchen / diner, utility room, downstairs WC and to the first floor are three bedrooms along with a first floor family bathroom. The location of this property is perfect for access to the Village of Wolstanton where local shops, schools and amenities can be located. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed French doors to front with double glazed panels to sides and skylights, feature exposed brickwork, smoke alarm, enclosed light fitting, wall light fitting, wall mounted thermostat, five double coat hooks, panelled radiator, stairs to first floor landing and door to;

UNDER STAIRS STORE

With Upvc double glazed frosted window to side, electricity consumer unit plus meter, batten light fitting and ample domestic shelving space and storage space.

BAY FRONTED LOUNGE 3.76m into bay x 3.40m (12'4" into bay x 11'2")

With Upvc double glazed bay window to front with inset lead pattern to skylight, picture rail, three lamp brass and glass light fitting, panelled radiator, feature fire surround with open grate (ornamental not an operational fire), TV aerial connection, BT telephone point (Subject to usual transfer regulations) and power points.

FITTED KITCHEN / DINING ROOM 3.43m x 3.66m (11'3" x 12'0")

With Upvc double glazed window to rear, three lamp light fitting, picture rail, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring stainless steel gas hob unit with oven beneath plus extractor hood above, space for fridge/freezer, plumbing for dishwasher, panelled radiator, oak effect laminate flooring and power points.

UTILITY ROOM 2.62m x 1.93m (8'7" x 6'4")

With Upvc double glazed window to side, pendant light fitting, panelled radiator, ceramic half wall tiling, base mounted storage cupboard with square edge work surface with built in stainless steel sink unit with mixer tap above, ceramic tiled flooring, plumbing for automatic washing machine, power points and access off to;

REAR LOBBY AREA

With Upvc double glazed side access door, spotlight fitting, ceramic tiled flooring and door to built in boiler cupboard housing a Biasi combination boiler providing the domestic hot water and central heating systems.

DOWNSTAIRS WC 2.01m x 0.79m (6'7" x 2'7")
With Upvc double glazed frosted window to side, enclosed light fitting, fully tiled in high glazed wall ceramics, ceramic tiled flooring and a white low level WC.

FIRST FLOOR LANDING
With Upvc double glazed window to side, wall light fitting, access to loft space, two power points and doors to rooms including;

BEDROOM ONE (FRONT) 4.09m x 3.05m to chimney breast (13'5" x 10'0" to chimney breast)
With Upvc double glazed bay window to front with inset lead pattern to skylight, pendant light fitting, picture rail, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.

BEDROOM TWO (REAR) 3.56m x 3.43m (11'8" x 11'3")
With Upvc double glazed window to rear, pendant light fitting, picture rail, panelled radiator, power points and built in wardrobe providing ample domestic storage space.

BEDROOM THREE (FR0NT) 2.13m x 1.98m (7'0" x 6'6")
With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.

FIRST FLOOR BATHROOM 1.96m x 2.06m (6'5" x 6'9")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, panelled radiator, a white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap plus shower attachment, glazed shower screen, ceramic splashback tiling and vinyl tile flooring.

EXTERNALLY

FORE GARDEN

Bounded by mature hedges to borders, lawn section with shrubs plus plants, paved steps lead to the front of the property and access to;

SIDE GARDEN

Bounded by mature hedges to borders, lawn section, concrete hardstanding providing off road parking and timber gate provides pedestrian access alongside the property to;

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedge, paved area providing patio and sitting space, tiered up with lawn section along with shrubs to borders.

COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

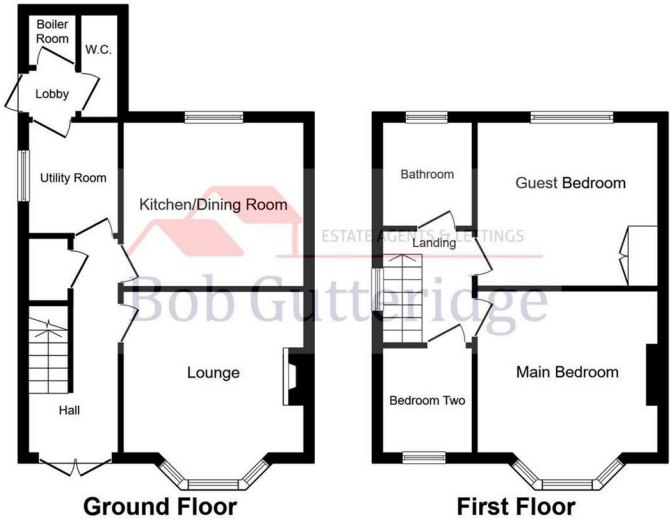
NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

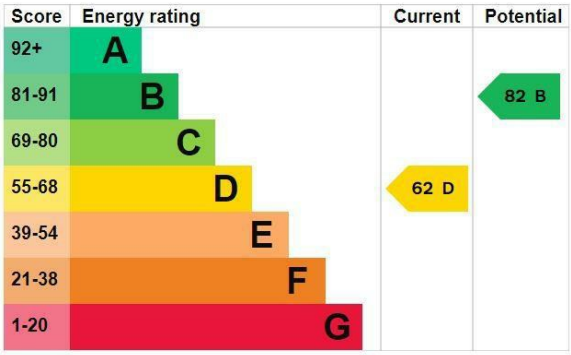
TERMS

The property is offered to let for a minimum term of six months at £995.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1148.07 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £229.61 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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

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