

35 Blake Street, Burslem, Stoke-On-Trent, Staffordshire, ST6



To Let Exclusive at £650 Per month

Bob Gutteridge Estate Agents are pleased to bring to the rental market this well presented terraced home, situated in this convenient Burslem location, which provides ease of access to Burslem town center, whilst also offering good road links to the A500. As you would expect, this home offers the modern-day comforts of Upvc double glazing, together with the added benefit of gas central heating, and in brief comprises entrance hall, separate sitting room, full width lounge, fitted kitchen, ground floor bathroom, and to the first floor are two generous-sized bedrooms, Externally, the property benefits from an enclosed rear yard.

Viewing of this home is essential !

ENTRANCE HALLWAY

With Upvc front access door, pendant light fitting, decorative dado railing, Veritas alarm panel, wood-effect laminate flooring and doors leading off to;



SITTING ROOM 3.12m x 2.39m (10'3" x 7'10")

With Upvc double-glazed window to front, pendant light fitting, decorative ceiling rose, cornicing to ceiling, single panelled radiator, decorative dado railing, built-in meter cupboards housing gas and electricity consumer units and power points.



FULL WIDTH LOUNGE 3.51m x 3.45m (11'6" x 11'4")

With Upvc double-glazed window to rear, three-lamp light fitting, cornicing to ceiling, single panelled radiator, wall-mounted electric fire, telephone connection point, TV aerial connection point, wood-effect laminate flooring, power points, floor and door leading off to;



FITTED KITCHEN 3.18m x 1.91m (10'5" x 6'3")

With Upvc double-glazed window to side, tube light fitting, a range of base and wall-mounted kitchen storage cupboards providing ample cupboard and drawer space, round-edge worktop, built-in stainless-steel sink unit with mixer tap above, freestanding Hotpoint dual-compartment oven with four-ring gas hob above, space for fridge freezer, space for automatic washing machine, a Baxi gas combination boiler providing domestic hot water and heating systems, power points and access off to;



REAR LOBBY 2.03m x 0.86m (6'8" x 2'10")

With Upvc side access door, ceramic tiled flooring, power points, plumbing for automatic washing machine and door leading off to;

GROUND FLOOR BATHROOM 1.85m x 1.65m (6'1" x 5'5")

With Upvc double-glazed frosted window to side, enclosed light fitting, double panelled radiator, a white suite comprising low-level dual-flush WC, pedestal sink unit with mixer tap above, panel bath unit with taps above, ceramic wall tiling and ceramic floor tiling.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors leading off to;

BEDROOM ONE (REAR) 3.43m x 3.51m (11'3" x 11'6")

With Upvc double-glazed window to rear, pendant light fitting, double panelled radiator, decorative picture railing, power points and built-in storage cupboard providing ample domestic storage space.



BEDROOM TWO (FRONT) 3.53m x 3.10m (11'7" x 10'2")

With Upvc double-glazed window to rear, pendant light fitting, double panelled radiator and power points.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden block walls with timber rear access gate, artificial grass lawn, outdoor tap, concrete paving and patio area providing ample domestic patio and sitting space and outdoor power point.



COUNCIL TAX

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

SERVICES

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

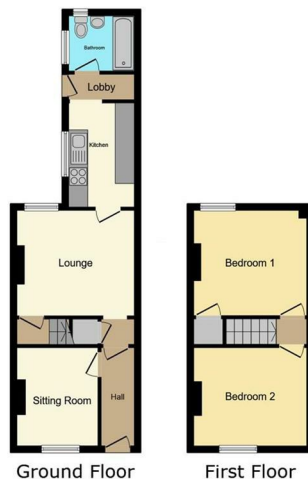
TERMS

The property is offered to let at £650.00 per calendar month exclusive of council tax, utilities and all other normal

outgoings. A deposit of £750.00 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £150.00 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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bob Gutteridge
ESTATE AGENTS & LETTINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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

