

## 14 Fairfield Avenue, May Bank, Newcastle, Staffordshire, ST5

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To Let Exclusive at £850 PCM

Bob Gutteridge Estate Agents are pleased to offer to the lettings market this desirable semi detached home situated in this highly regarded May Bank location which is a short stroll away from the Marsh & High Street where local shops, schools and amenities can be located. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, downstairs WC, through lounge/diner, modern fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom and separate WC. Externally the property offers gardens to front and rear along with off road parking and a detached garage. Viewing Of This Home Is Essential !

### STORM PORCH 1.32m x 1.35m (4'4" x 4'5")

With Upvc double glazed front access door, Upvc double glazed windows to front and side aspects, ceramic tiled flooring, single panelled radiator, wall mounted light fitting, multi-glazed stained-glass window and door leading off to;



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### ENTRANCE HALL 1.98m x 3.61m (6'6" x 11'10")

With timber double glazed front access door, pendant light fitting, double panelled radiator, smoke alarm, phone line connection point, power points and doors leading off to;



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### THROUGH LOUNGE / DINER 3.28m x 8.15m maximum (10'9" x 26'9" maximum)

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, two double panelled radiators, Virgin Media connection point subject to usual transfer regulations, TV aerial connection point and power points.



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## **FITTED KITCHEN 4.11m maximum x 1.91m (13'6" maximum x 6'3")**

With Upvc double glazed frosted side access door, Upvc double glazed frosted window to side, Upvc double glazed window to rear, three-lamp spotlight fitting, single-lamp spotlight fitting, single panelled radiator, smoke alarm, a range of base and wall mounted storage cupboards providing ample storage space, wood effect worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, white ceramic splashback tiling, built-in electric fan oven, built-in Beko four-ring hob with extractor hood above, space for fridge/freezer, space for automatic washing machine and power points.



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## **UNDERSTAIRS GROUND FLOOR WC 1.57m x 0.84m (5'2" x 2'9")**

With Upvc double glazed frosted window to side, pendant light fitting, a white suite comprising low level dual flush WC, sink basin and Triton hot water hand wash heater, built-in meter cupboard housing electricity consumer unit and meter.



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## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, smoke alarm, loft access, power points and doors leading off to;



## BEDROOM ONE (REAR) 3.66m x 3.30m (12'0" x 10'10")

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



## **BEDROOM TWO (FRONT) 3.23m x 3.30m maximum (10'7" x 10'10" maximum)**

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, TV aerial connection point and power points.



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## **BEDROOM THREE (REAR) 1.96m x 2.01m (6'5" x 6'7")**

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



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## **FIRST FLOOR BATHROOM 1.45m x 1.93m plus additional recess for door (4'9" x 6'4" plus additional recess for door)**

With Upvc double glazed window to front, enclosed light fitting, double panelled radiator, a white suite comprising pedestal sink unit and panelled bath unit with thermostatic direct flow shower attachment, vinyl cushion flooring and a built-in storage cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems.



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## SEPARATE FIRST FLOOR WC 0.79m x 1.07m (2'7" x 3'6")

With Upvc double glazed frosted window to side, low level dual flush WC, pendant light fitting, ceramic wall tiling and wood laminate flooring.



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## EXTERNALLY

### FRONT GARDEN

Bounded by garden block wall, concrete posts and timber fencing with stone flag paving, raised beds, concrete driveway providing parking for up to three vehicles, and access to;



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### BRICK BUILT DETACHED GARAGE

Providing additional storage space or parking for one vehicle.

## ENCLOSED REAR GARDEN

Bounded by timber posts, concrete posts and timber fencing with stone flag patio and paving, and a generous lawn.



## COUNCIL TAX

Band 'C' amount payable to Newcastle-under-Lyme Borough 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 for a minimum term of six months at £850.00 per calendar month exclusive of council tax, water rate 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 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.

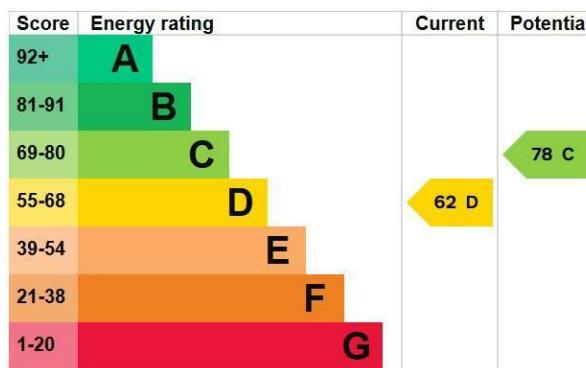
No Pets, No Smoking.

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



First Floor

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.co](http://www.Propertybox.co)



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

