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## 15 Queen Street, Porthill, Newcastle, Staffs, ST5 8QJ



To Let Exclusive at £750 PCM

Nestled in the charming area of Porthill, Newcastle, this recently modernised terraced house on Queen Street offers a delightful blend of comfort and convenience. With two spacious reception rooms, this home is perfect for both relaxation and entertaining guests. The newly fitted kitchen is a highlight, providing a contemporary space for culinary adventures, while the newly renovated bathroom adds a touch of luxury to your daily routine.

The property boasts two generously sized double bedrooms, ensuring ample space for rest and privacy. Outside, you will find a forecourt that enhances the home's curb appeal, alongside an enclosed rear yard that offers a secure area for outdoor activities or simply enjoying the fresh air. Additionally, the detached garage provides valuable parking for a vehicle, a rare find in such a desirable location.

Situated in a convenient area, this home is well-placed for local amenities and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. This terraced house presents an excellent opportunity to own a modern and stylish home in Porthill. Don't miss the chance to make this lovely property your new home !

### **SITTING ROOM 3.25 x 3.43 (10'8" x 11'3")**

With Upvc double glazed frosted front access door with inset lead pattern and stained glass with double glazed skylight above, Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator, built in gas and electricity meter cupboard, power points, Virgin Media connection point (subject to usual transfer regulations) and door leads off to;



### **LOUNGE 3.51 x 3.43 (11'6" x 11'3")**

With Upvc double glazed window to rear, pendant light fitting, decorative ceiling rose, coving, smoke alarm, TV aerial connection point, panelled radiator, power points, door to cellar with stillage and access leads off to;





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

With Upvc double glazed window to side, fluorescent tube light fitting, a range of base and wall mounted high gloss storage cupboards providing ample cupboard and drawer space, round edge work surface with built-in Lamona four ring gas hob unit with oven beneath and extractor hood above, stainless steel splashback with built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, vinyl cushion flooring, power points, door to built in boiler cupboard housing a Main Eco combact combination boiler providing domestic hot water and central heating systems and door leads off to;



**REAR LOBBY AREA**

With Upvc double glazed frosted side access door, Upvc double glazed window to side, pendant light fitting, vinyl cushion flooring, two power points, space for condenser dryer and access off to;

**GROUND FLOOR BATHROOM 2.46m x 1.80m (8'1" x 5'11")**

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, fully aqua boarded, a modern white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath with glazed shower screen and thermostatic direct flow shower with separate hair attachment.



**FIRST FLOOR LANDING**

With pendant light fitting, smoke alarm, and doors to rooms including;



### **BEDROOM ONE (FRONT) 3.25m x 3.43m (10'8" x 11'3")**

With double glazed window to front, pendant light fitting, double panelled radiator, power points.



### **BEDROOM TWO (REAR) 3.53m x 3.43m (11'7" x 11'3")**

With Upvc double glazed window to rear, pendant light fitting, coving, picture rail, power points and door to built in storage cupboard providing ample domestic storage space.



### **EXTERNALLY**

#### **FORECOURT TO FRONTAGE**

#### **REAR YARD**

Bounded by garden brick walls and concrete walls, flagged area providing off road parking for vehicle and access to;

### **BRICK GARAGE 5.79 x 2.64 (19'0" x 8'8")**

With single glazed window to side, fluorescent light fitting, metal up and over door, two power points.

### **COUNCIL TAX**

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

### **SERVICES**

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

### **TERMS**

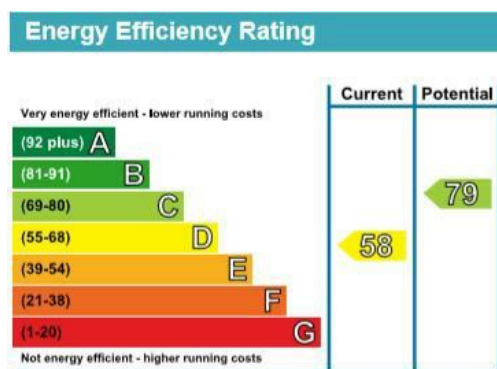
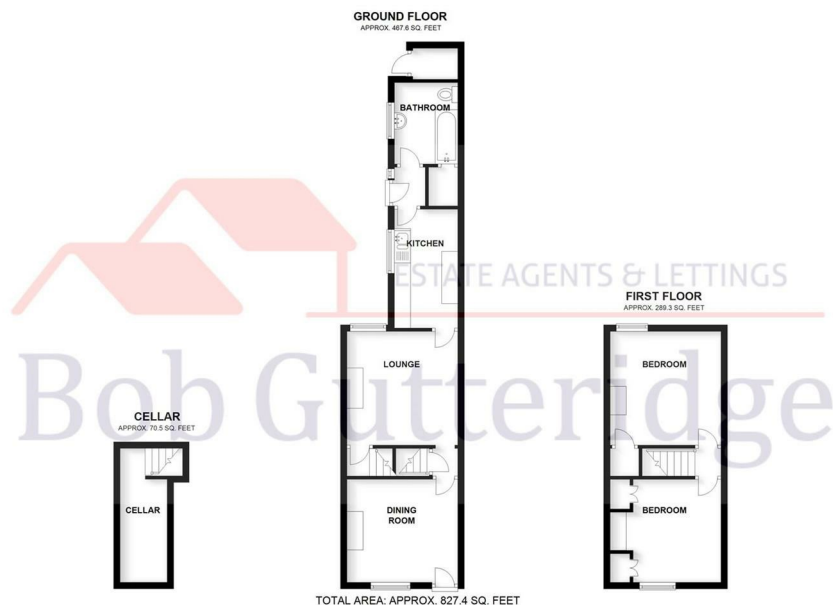
The property is offered to let for a minimum term of six months at £750.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £173.07 which, subject 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

### **VIEWING**

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



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

