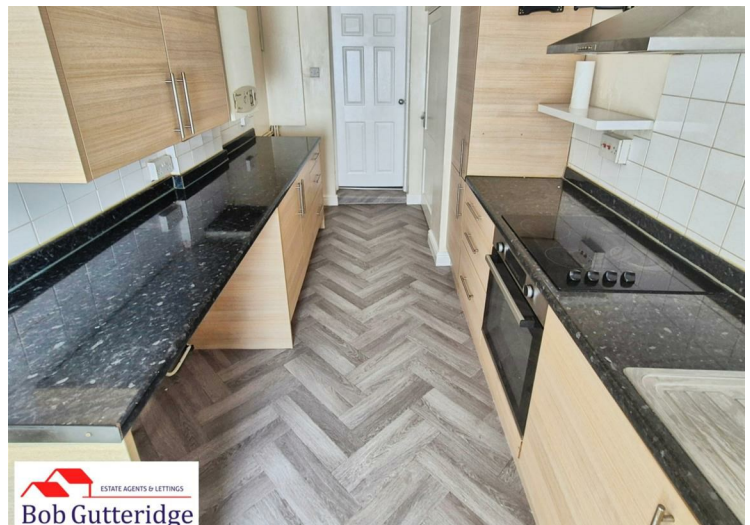
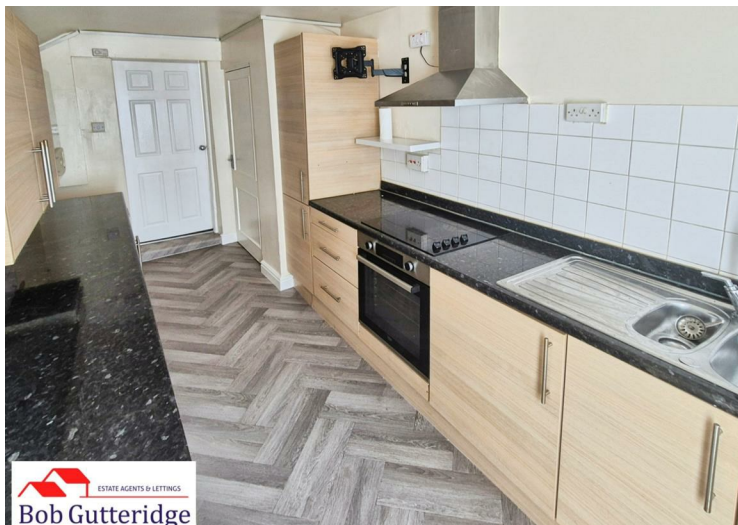


25 Booth Street, Chesterton, Newcastle, Staffordshire, ST5 7PX



To Let Exclusive at £725 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this attractively presented spacious Victorian terraced home situated in this convenient Chesterton location which provides ease of access to local shops, schools and amenities along with ease of access to the A34. This well presented offers the benefits of Upvc double glazing along with combi central heating and offers a spacious layout of accommodation comprising of lounge, dining room, modern fitted kitchen and to the first floor are two bedrooms along with a first floor bathroom. Externally the property enjoys an enclosed rear yard. Internal Inspection Is Essential !

LOUNGE 3.66m x 3.61m (12'0" x 11'10")

With Upvc double glazed frosted front access door, Upvc double glazed window to front, original cornice to ceiling, pendant light fitting, built in gas/electricity meter cupboards, t.v. aerial lead, power points, feature fire surround with inset modern coal effect gas fire, single panelled radiator and door leads off to;



DINING ROOM 3.63m x 3.63m (11'11" x 11'11")

With Upvc double glazed French doors to rear, pendant light fitting, single panelled radiator, power points, feature fire surround with modern coal effect electric fire, power points, stairs to first floor landing, door to understairs storage cupboard providing ample domestic shelving space and door leading off to;



FITTED KITCHEN 4.50m x 2.49m maximum (14'9" x 8'2" maximum)

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, panelled door to entry, four lamp spot light fitting, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, granite effect round edge work surface with built in four ring electric hob unit with oven beneath plus extractor hood above, built in stainless steel sink unit with mixer tap above, ceramic splashback tiling, ceramic floor tiling, Worcester boiler providing the domestic hot water and central heating systems, power points, double panelled radiator, space for fridge/freezer and plumbing for automatic washing machine.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



BEDROOM ONE (FRONT) 3.63m x 3.63m (11'11" x 11'11")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, t.v. aerial point and power points.



BEDROOM TWO (REAR) 3.66m x 2.57m (12'0" x 8'5")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, t.v. aerial point, power points and door to built in wardrobe providing ample domestic hanging and storage space etc.



FIRST FLOOR BATHROOM 3.84m x 2.06m (12'7" x 6'9")

With Upvc double glazed frosted window to rear, five lamp light fitting, modern towel radiator, half wall ceramic wall tiling with inset decorative feature tile, a white suite comprising of low level dual flush w.c., pedestal sink unit with mixer tap above, panelled bath unit with mixer tap plus electric shower above, glazed shower screen and vinyl cushion flooring.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with concreted areas providing ease of maintenance along with ample patio plus sitting space and garden timber shed providing external storage space.

SERVICES

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

VIEWING

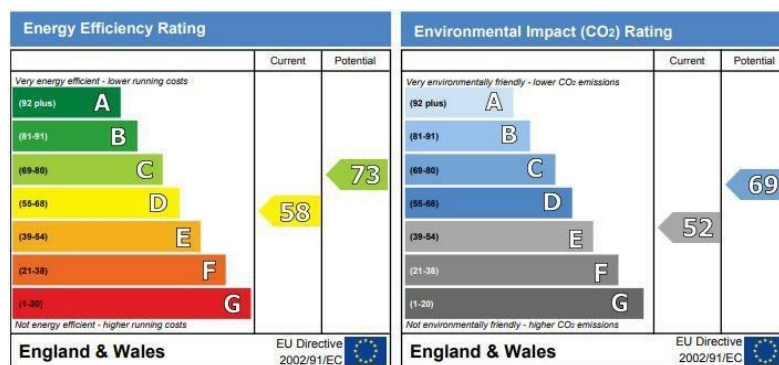
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

TERMS

The property is offered to let at £725.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £836.53 taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £167.30 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.



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

