

101 Hassell Street, Newcastle, Staffordshire, ST5 1AX



To Let Exclusive at £700 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this recently updated and modernised terraced home situated in this Newcastle Town Centre location which provides ease of access to shops, schools and amenities as well as being well placed for access to the A34. As you would expect the property offers Upvc double glazing along with combi central heating and internally comprises of through lounge/diner, modern fitted kitchen, luxury ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers and enclosed rear yard/garden. Internal Inspection Is A Must !

THROUGH LOUNGE / DINER 7.42m x 3.25m (24'4" x 10'8")

With Upvc double glazed frosted front access door with skylight above, Upvc double glazed window to front with inset Georgian pattern, Upvc double glazed window to rear, coving to ceiling, two decorative ceiling roses, two pendant light fittings, built in electricity meter cupboard, two single panelled radiator, cast iron fire surround with quarry tiled hearth, t.v. aerial connection, power points, access to understairs store, Virgin Media connection point (Subject to usual transfer regulations), stairs to first floor landing and door leads off to;



FITTED KITCHEN 3.30m x 1.30m (10'10" x 4'3")

With Upvc double glazed window to side, three LED spotlight fittings, base mounted storage cupboards in high gloss white providing ample domestic cupboard and drawer space, round edge work surface with built in four ring electric hob unit with oven beneath plus extractor hood above, ceramic floor tiling, ceramic splashback tiling, stainless steel sink unit with mixer tap above, space for freestanding fridge/freezer, power points and access to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, LED spotlight fitting, ceramic wall tiling, porcelain tiled flooring and access off to;

GROUND FLOOR BATHROOM 2.31m x 1.35m (7'7" x 4'5")

With Upvc double glazed frosted window to side, three LED spotlight fittings, extractor fan, a white suite comprising of low level dual flush w.c., vanity sink unit with chrome mixer tap above, panelled bath unit with mixer tap plus hair attachment, fully tiled in ceramic wall tiles, porcelain tiled flooring and modern chrome towel radiator.



FIRST FLOOR LANDING

With battery and mains smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.18m x 3.28m (10'5" x 10'9")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 3.28m x 3.05m'1.52m (10'9" x 10"5")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points. Door to built in boiler cupboard with Ferroli combination boiler providing the domestic hot water and central heating systems.



REAR YARD / GARDEN

Bounded by concrete post and timber fencing along with concrete block walls, crazy paved plus flagged pathways, stone chipping area providing patio and sitting space etc..



SERVICES

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

TERMS

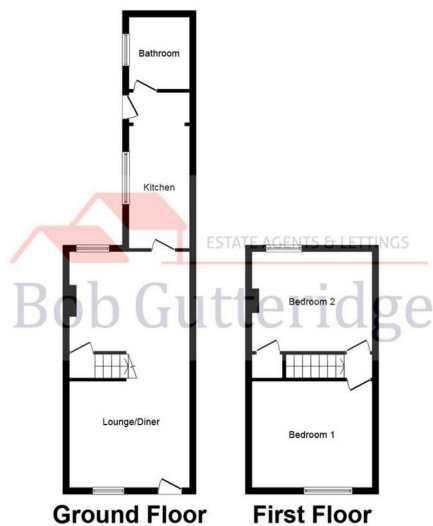
The property is offered to let for a minimum term of six months at £700.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £807.69 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £161.53 which, subject 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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	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

