

## 11 Keeling Street, Wolstanton, Newcastle, Staffs, ST5 0DL



To Let Exclusive at £500 PCM

This good sized traditional terraced property set in the popular village of Wolstanton, ideally located for easy access to local shops, doctors and bus routes, enjoys the benefits of Upvc double glazing and gas fired central heating. The accommodation comprises of lounge, dining room, fitted kitchen, and on the first floor are two bedrooms plus a first floor bathroom. Externally the property enjoys a good sized rear yard/garden. Internal inspection of this property is considered essential.

### **DINING ROOM 3.38 x 3.23 (11'1" x 10'7")**

With double glazed window to front, Upvc double glazed front entrance door with inset double glazed skylight and double glazed panel, decorative dado rail, wood effect laminate flooring in oak effect, single panelled radiator, internet connection point subject to usual transfer regulations, built-in electricity meter cupboard, electricity consumer unit and meter, BT telephone point subject to usual transfer regulations, two power points. Archway reveals;



### **LOUNGE 3.48 x 3.38 (11'5" x 11'1")**

With double glazed window to rear, artex to ceiling, pendant light fitting, decorative dado rail, single panelled radiator, wood effect laminate flooring in oak effect, four power points, t.v. aerial point plus Sky connection point subject to usual transfer regulations. Double doors reveal;



### **FITTED KITCHEN 3.12 x 1.85 (10'3" x 6'1")**

With double glazed window to side, part panelled part glazed side access door, range of base and wall mounted storage cupboards providing ample cupboard and drawer space with wood grain effect round edge work surface, built-in Algor four ring hob unit and Algor oven beneath, extractor hood above, ceramic splashback tiling, hot and cold plumbing for automatic washing machine, Ravenheat boiler providing the domestic hot water and central heating systems, built-in stainless steel bowl and a half single drainer sink unit with mixer tap above, six power points plus power point for washing machine, artex to ceiling, two spotlight fittings, vinyl cushion flooring.



### **FIRST FLOOR LANDING**

With artex to walls and ceiling, pendant light fitting, doors leading off to rooms including;



### **BEDROOM ONE (FRONT) 3.40 x 3.20 (11'2" x 10'6")**

With double glazed window to front, artex to ceiling, pendant light fitting, single panelled radiator, t.v. aerial point, BT telephone extension, four power points.



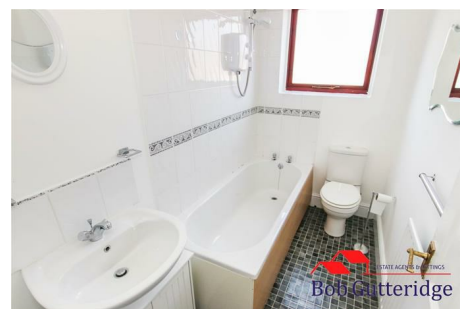
### **BEDROOM TWO 3.51 x 1.85 (11'6" x 6'1")**

With double glazed window to rear, pendant light fitting, single panelled radiator, artex to ceiling, four power points, panelled radiator, built-in wardrobe providing ample hanging space and storage space.



### **FIRST FLOOR BATHROOM 2.49 x 1.42 (8'2" x 4'8")**

With double glazed window to rear, artex to ceiling, white suite comprising of low level WC, pedestal sink unit and panelled bath unit with Gainsborough 9.5 electric shower, ceramic wall tiling with inset mosaic effect border tile, tile effect vinyl flooring, pendant light fitting, extractor fan, panelled radiator.



### **EXTERNALLY**

#### **REAR YARD/GARDEN**

Bounded by garden brick walls and concrete post and timber fencing, timber gate to rear, timber decked area providing ample patio space, flagged area for ease of maintenance, external security light.

#### **TERMS**

The property is offered to let for a minimum term of six months at £500,00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £576.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £115.38 which, subject to successful referencing, will form part of the deposit. 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.

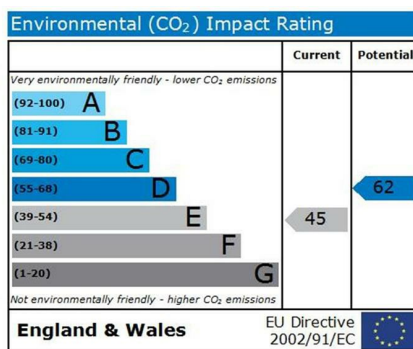
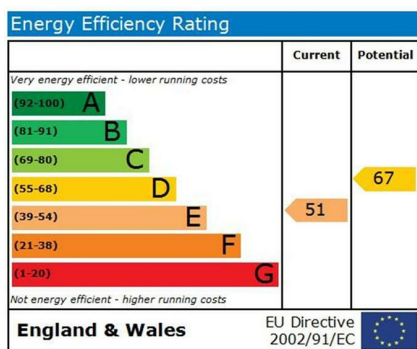
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

#### **VIEWING**

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

#### **DIRECTIONS**

From Porthill office proceed along Wolstanton High Street, turning third left to Keeling Street, proceed to the bottom and number 11 will be found located on the left hand side.



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