

Park View Swan Bank, Madeley Heath, Crewe, Cheshire, CW3



To Let Exclusive at £650 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this charming elevated semi detached home situated in this ever popular and semi rural location of Madeley Heath. As you would expect this property offers Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of through lounge / diner, fitted kitchen, ground floor bathroom and to the first floor are two bedrooms along with a "Jack & Jill" W.C.. Externally the property offers gardens to front and rear along with a space for parking for one vehicle. Viewing Advised!

THROUGH LOUNGE/DINER 7.09m x 3.35m maximum (23'3" x 11'0" maximum)

With Upvc double glazed window to front and rear aspects, Upvc double glazed frosted front access door with inset Georgian pattern, two three lamp light fittings, t.v. aerial socket, two double panelled radiator, oak effect laminate flooring, modern coal effect electric fire, power points, door to understairs storage cupboard providing ample domestic shelving and storage space etc., stairs to first floor landing and door leads off to;



FITTED KITCHEN 3.05m x 1.85m (10'0" x 6'1")

With Upvc double glazed window to side, four spot light fittings, access to loft space, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect, built in Ignis four ring electric hob unit with Ignis oven beneath plus extractor hood above, ceramic splashback tiling, ceramic floor tiling, space for fridge/freezer, wall mounted thermostat, double panelled radiator, built in stainless steel sink unit with chrome mixer tap above and doorway reveals access to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, pendant light fitting, ceramic tiled flooring and door to built in boiler cupboard with Glow Worm Flexicom 30c boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, power points and woodblock effect work surface.

GROUND FLOOR BATHROOM 1.73m x 1.70m (5'8" x 5'7")

With Upvc double glazed frosted window to side, pendant light fitting, extractor fan, fully tiled in high glazed wall ceramics, single panelled radiator, ceramic tiled flooring, a white three piece suite comprising of low level w.c., pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap plus shower attachment and glazed shower screen.



FIRST FLOOR LANDING

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

BEDROOM ONE (FRONT) 3.76m x 3.63m (12'4" x 11'11")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, power points and door to;



"JACK & JILL" W.C. 1.12m x 0.99m (3'8" x 3'3")

With spot light fitting, a white low level duel flush w.c. and pedestal sink unit with taps above.



BEDROOM TWO 3.18m x 2.72m (10'5" x 8'11")

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



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls with lawn section to frontage, wrought iron gate provides shared access to the front of the property with concreted pathways leading up to the front of the property.

REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, flagged yard area tiering up with lawn section along with flagged area providing ample patio and sitting space and access to the rear of the property with a hardstanding providing off road parking for a vehicle.



COUNCIL TAX

Band "B" 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 £650.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £750.00 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £150.00 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 in accordance with the Tenant Fees Act 2019, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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

