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206 Oxford Road, May Bank, Newcastle, Staffordshire, ST5 0QB



To Let Exclusive at £795 PCM

Bob Gutteridge Estate Agents are pleased to offer to the market this updated and modernised elevated terraced home, ideally situated within this convenient location, providing ease of access to both Newcastle-under-Lyme and Hanley town centres. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a bay-fronted lounge, good-sized sitting room, modern fitted kitchen, ground floor bathroom, and separate WC. To the first floor are two generous double bedrooms. Externally, the property enjoys a forecourt frontage together with an enclosed rear yard.

Viewing is highly recommended to fully appreciate the spacious accommodation, modern presentation, and convenient location this attractive terraced home has to offer.

BAY FRONTED LOUNGE 4.14m into bay x 3.43m (13'7" into bay x 11'3")

With Upvc double glazed bay window to front, part panelled part double glazed front access door with inset lead pattern and stained glass and skylight above, original cornicing to ceiling, pendant light fitting, built-in gas and electricity meter cupboards with meters, three power points, BT telephone point subject to usual transfer regulations and double panelled radiator. Door leads off to;



SITTING ROOM 3.53m x 3.40m (11'7" x 11'2")

With Upvc double glazed window to rear, pendant light fitting, granite hearth and insert with cream surround and built-in modern living flame coal effect gas fire, double panelled radiator, t.v. aerial point and four power points. Door to understairs storage cupboard providing ample shelving and storage space. Access to;



FITTED KITCHEN 3.40m x 1.91m (11'2" x 6'3")

With part panelled part glazed side access door with inset frosted glazed panel, Upvc double glazed window to side, range of base and wall mounted cherrywood storage cupboards providing ample cupboard and drawer space, access to loft space, three lamp light fitting, oblong ceramic splashback tiling, built-in four ring gas hob unit with oven beneath and extractor hood above, space for fridge/freezer, plumbing for automatic washing machine, double panelled radiator, spurs for appliances and four power points. Door leads off to;



GROUND FLOOR BATHROOM 2.46m x 1.85m (8'1" x 6'1")

With Upvc double glazed frosted window to side, globe light fitting, white suite comprising pedestal sink unit, panelled bath unit with mixer tap and shower attachment above, oblong ceramic splashback tiling with inset decorative dado tile, double panelled radiator and door to built-in storage cupboard providing ample storage space and access to loft space. Door to;



GROUND FLOOR WC 1.85m x 0.81m (6'1" x 2'8")

With Upvc double glazed frosted window to side, pendant light fitting, single panelled radiator, white low level dual flush WC, Glow Worm Bettacom 24 boiler providing the domestic hot water and central heating systems and vinyl cushion flooring.

FIRST FLOOR LANDING

With pendant light fitting and doors leading to rooms including;



BEDROOM ONE (FRONT) 3.33m x 3.43m (10'11" x 11'3")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, four power points and cast iron fire surround.



BEDROOM TWO (REAR) 3.40m x 3.53m (11'2" x 11'7")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, original cast iron surround and grate and four power points.



EXTERNALLY

FORECOURT TO FRONTAGE

Tiered with steps and flagged for ease of maintenance.

ENCLOSED REAR YARD

Bounded by garden brick walls with brick paved pathways, shrubs and plants to borders, timber gate providing pedestrian access to the rear of the property and external storage.



TERMS

The property is offered to let at £795.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £917.30 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £183.46 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.

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, continuing through the traffic lights and continue to the traffic lights at May Bank. Turn left to Basford Park Road, first left off to Jubilee Way and proceed around the bend into Oxford Road, where number 206 will be found located on the right hand side.

COUNCIL TAX

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



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

