

## 48 Acton Street, Birches Head, Stoke-On-Trent, Staffordshire,



To Let Exclusive at £625 PCM

**Bob Gutteridge Estate Agents** are delighted to bring to the rental market this beautifully presented and up to date traditional terraced home in this convenient and popular Birches Head location which is ideally placed for access to Hanley City Centre along with local shops, schools and amenities. This property offers Upvc double glazing along with combi central heating and offers traditional lay out accommodation comprising of lounge, dining room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard.

### **LOUNGE 3.23m x 3.48m (10'7" x 11'5")**

With Upvc double glazed window to front, part panelled part frosted front access door with frosted skylight above, pendant light fitting, granite hearth and inset with surround and built in living flame coal effect gas fire, built in gas and electricity meter cupboard with consumer unit and meter etc, Virgin Media connection point (subject to usual transfer regulations), double panelled radiator, four power points and door leads off to;

### **SITTING ROOM 3.45m x 3.40m (11'4" x 11'2")**

With pendant light fitting, Upvc double glazed window to rear, double panelled radiator, four power points, Virgin Media internet connection point (subject to usual transfer regulations), door to under stairs storage cupboard providing ample domestic shelving and storage space and access leads off to;

### **MODERN FITTED KITCHEN 3.53m x 1.73m (11'7" x 5'8")**

With Upvc double glazed window to side, Upvc double glazed frosted side access door with frosted double glazed skylight above, fluorescent tube light fitting, Main Combi 24HE boiler providing domestic hot water and central heating systems, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit and chrome mixer tap above, plumbing for automatic washing machine, space for free standing gas cooker with electricity spur, eight power points, spur for washer and door leads off to;

### **GROUND FLOOR BATHROOM 2.06m x 1.68m (6'9" x 5'6")**

With Upvc double glazed frosted window to side, globe light fitting, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with Triton Zante 2 electric shower above, ceramic splash back tiling in marble effect, single panelled radiator and vinyl cushioned flooring.

### **FIRST FLOOR LANDING**

With pendant light fitting and doors leading off to rooms including;

### **BEDROOM ONE (FRONT) 3.25m x 3.48m (10'8" x 11'5")**

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

### **BEDROOM TWO (REAR) 3.45m x 3.40m (11'4" x 11'2")**

With Upvc double glazed window to rear, pendant light fitting, coat hooks, access to loft space, double panelled radiator and four power points.

### **EXTERNALLY**

#### **ENCLOSED REAR YARD**

Bounded by timber posts and timber fencing with garden concrete block walls and flagged areas providing ease of maintenance and ample domestic patio and sitting space etc.

### **TERMS**

The property is offered to let at £625.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £721.15 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £144.23 .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.

### **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.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **COUNCIL TAX**

Band 'A' amount payable to Stoke On Trent City 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

