

89 Heaton Terrace, Porthill, Newcastle, Staffs, ST5 8PJ



To Let Exclusive at £950 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and extended semi-detached home, situated within the ever-popular and convenient residential location of Porthill, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A34 and A500. The property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance lobby, bay-fronted lounge, extended fitted kitchen/dining room, and a ground floor WC. To the first floor are two well-proportioned bedrooms together with a modern family bathroom. Externally, the property enjoys a forecourt frontage together with an enclosed, low-maintenance rear garden.

Viewing is highly recommended to fully appreciate the beautifully presented accommodation, convenient location, and excellent standard of finish this attractive home has to offer.

ENTRANCE LOBBY

With Upvc double glazed frosted front access door featuring inset lead pattern and stained glass, pendant light fitting, battery mains smoke alarm, panelled radiator, and Honeywell wall mounted thermostat. Stairs provide access to the first floor landing, and a door leads off to;



BAY FRONTED LOUNGE 3.86m x 3.25m (12'8" x 10'8")

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylights, pendant light fitting, recessed TV area with aerial socket, double panelled radiator, power points, Virgin Media connection (subject to usual transfer regulations), built-in meter cupboard, and part panel/part glazed door leading off to;



OPEN PLAN FITTED KITCHEN / DINING ROOM 5.13m x 3.25m + recess (16'10" x 10'8" + recess)

With Upvc double glazed window to rear, Upvc double glazed French doors to rear, twelve LED spotlight fittings, TV aerial point, double panelled radiator, a range of base and wall mounted modern grey storage cupboards providing ample cupboard and drawer space, round edge work surfaces incorporating a bowl-and-a-half sink unit with chrome mixer tap, built-in Lamona four ring ceramic hob with oven beneath and extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, space for fridge/freezer, vinyl cushion flooring, and access to;



BUILT IN STORE

With two Upvc double glazed frosted windows to side, two enclosed light fittings, vinyl cushion flooring, built-in gas meter cupboard, and Main Eco gas combination boiler providing the domestic hot water and central heating systems.

REAR LOBBY AREA

With Upvc double glazed frosted side access door, spotlight fitting, vinyl cushion flooring, and access to;

DOWNSTAIRS WC 1.19m x 0.76m (3'11" x 2'6")

With Upvc double glazed frosted window to side, light fitting, a white low level WC and vinyl cushion flooring.

FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, battery mains smoke alarm, and doors leading off to rooms including;



BEDROOM ONE (FRONT) 2.90m + recess x 3.40m (9'6" + recess x 11'2")

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



BUILT IN WARDROBE 1.78m x 0.84m (5'10" x 2'9")

With enclosed light fitting, hanging rail, and ample storage space.

BEDROOM TWO (REAR) 3.35m;0.30m x 2.49m maximum (11;1" x 8'2" maximum)

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



FIRST FLOOR BATHROOM 2.49m x 1.60m (8'2" x 5'3")

With Upvc double glazed frosted window to rear, four LED spotlight fittings, and a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower above, splashback tiling, glazed shower screen, vinyl cushion flooring, and modern chrome towel radiator.



EXTERNALLY

FORE COURT

Enclosed by concrete posts and timber fencing along with garden block walls. A metal gate provides pedestrian access to the front, with brick paving for ease of maintenance. A pathway leads alongside the property to;

ENCLOSED REAR GARDEN

Enclosed by concrete and timber fencing, with a paved patio area providing ample space for seating and entertaining, mature shrubs and plants to borders, and access to a concrete sectional store providing external storage.



COUNCIL TAX

Band 'A' 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 at £950.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £1096.15 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £219.23 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.

VIEWING

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bob Gutteridge
ESTATE AGENTS & LETTINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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

