

191 London Road,, Chesterton, Newcastle, ST5 7HZ



To Let Exclusive at £1,200 Per month

Bob Gutteridge Estate Agents are delighted to bring to the rental market this desirable and spacious semi detached home situated in this ever popular and convenient Chesterton location. As you would expect this home offers the modern day comforts of upvc double glazing along with gas combi central heating and in brief the spacious accommodation comprises of storm porch, entrance hall, bay fronted through lounge / sitting room, fitted kitchen / dining room, utility, store, downstairs W/C and to the first floor are three double bedrooms along with a first floor four piece bathroom and finally to the second floor is a converted fourth bedroom with en-suite shower room. Externally the property offers a desirable sized gardens to the front and rear and with driveway parking for up to three vehicles. This desirable location provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34. Viewing Advised !

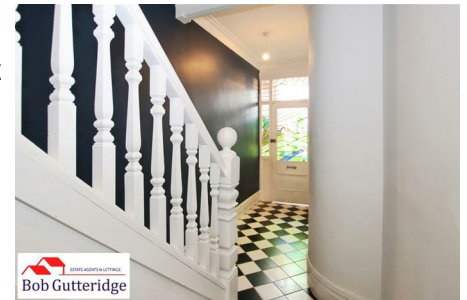
STORM PORCH 1.19m x 1.09m (3'11" x 3'7")

With Upvc composite double glazed front access door, Upvc double glazed overlight window, pendant light fitting and hardwood stained glass front access door leads off to;



ENTRANCE HALL 6.88m x 1.78m maximum (22'7" x 5'10" maximum)

With two pendant light fittings, smoke alarm, single panelled radiator, fitted understairs storage cupboards, ceramic tile flooring, power points, stairs to first floor and doors leading off to;



BAY FRONTED THROUGH LOUNGE / SITTING ROOM 8.81m x 3.78m (28'11" x 12'5")

With Upvc double glazed patio doors to rear, Upvc double glazed windows with lead effect to front, side and rear aspects, two pendant light fittings, two double panelled radiators, feature fitted log effect electric fire, coving to ceiling, decorative picture railing, Virgin Media connection point subject to usual transfer regulations, TV aerial connection point and power points.



FITTED KITCHEN / DINER 9.30m x 3.35m maximum (30'6" x 11'0" maximum)

With Upvc composite double glazed frosted rear access door, Upvc double glazed windows with lead effect to side aspect, smoke alarm, two pendant light fittings, feature six lamp pendant light fitting, 14 spotlight fittings, three vertical radiators, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, solid timber worktops, fitted bowl and a half composite sink unit with mixer tap above, fitted Bosch five ring ceramic induction hob with extractor hood above, two fitted electric fan ovens, space for fridge/freezer, electricity consumer unit, splashback, wood effect laminate flooring, understairs pantry providing ample domestic storage space and access off to;



UTILITY ROOM 2.46m x 1.02m (8'1" x 3'4")

With Upvc double glazed window with lead effect to side aspect, pendant light fitting, space for automatic washing machine, space for condenser dryer, a Baxi gas combination boiler providing the domestic hot water and heating systems and ceramic tile flooring.



DOWNSTAIRS WC 1.50m x 0.89m (4'11" x 2'11")

With Upvc double glazed frosted window with lead effect to rear aspect, four lamp light fitting, vertical chrome towel radiator, a white suite comprising low level dual flush WC and vanity sink unit with mixer tap above and ceramic splashback tiling.



FIRST FLOOR LANDING 6.58m maximum x 1.78m (21'7" maximum x 5'10")

With pendant light fitting, smoke alarm, loft access, power points, stairs to second floor and doors leading off to;



BEDROOM ONE (FRONT) 5.16m x 3.91m (16'11" x 12'10")

With Upvc double glazed windows with lead effect to front and side aspects, pendant light fitting, double panelled radiator, feature period fireplace, decorative picture railing and power points.



BEDROOM TWO (REAR) 3.99m x 3.20m (13'1" x 10'6")

With Upvc double glazed windows with inset lead effect to side and rear aspects, pendant light fitting, single panelled radiator, decorative picture railing, feature period fireplace and power points.



BEDROOM THREE (REAR) 3.63m x 3.43m (11'11" x 11'3")

With Upvc double glazed window to rear with inset lead effect, double panelled radiator, three lamp LED light fitting, feature period fireplace and power points.



FIRST FLOOR FOUR PIECE BATHROOM 2.44m x 2.41m (8'0" x 7'11")

With Upvc double glazed window to side with inset lead effect, five spotlight fittings, extractor fan, vertical towel radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, freestanding bathtub with mixer tap and separate shower attachment above and walk-in glazed shower enclosure with thermostatic direct flow shower unit with rainfall and separate shower attachment, ceramic tile flooring and ceramic wall tiling.



SECOND FLOOR LANDING

With pendant light fitting, smoke alarm, power points and door leading off to;

BEDROOM FOUR 4.72m x 3.43m maximum (15'6" x 11'3" maximum)

With double glazed skylight to front aspect, LED light fitting, smoke alarm, access to under eaves storage, wall mounted electric heater, power points and door leading off to;



ENSUITE SHOWER ROOM 2.41m x 0.97m (7'11" x 3'2")

With Upvc double glazed skylight to rear aspect, enclosed light fitting, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, glazed shower enclosure with thermostatic direct flow shower unit, ceramic tile flooring and storage cabinet with built-in LED mirror.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts, timber fencing and garden brick wall with generous lawn, timber front access gate and driveway parking for up to three vehicles.



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with stone flag paving and patio area providing ample domestic patio and sitting space, timber built garden decking, timber built garden shed providing ample domestic storage space, timber rear access gate, built-in meter box housing gas meter, outdoor tap and timber built pergola with nine feature electric hanging lights.



COUNCIL TAX

Band 'C' 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 £1,200.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £1,384.61 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £276.92 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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

