

71 Boulton Street, Wolstanton, Newcastle-under-Lyme,



To Let Exclusive at £895 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this up-to-date end townhouse situated in this ever popular and convenient Wolstanton location which provides ease of access to the village where local shops, schools and amenities can be located. 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 accommodation comprises of entrance hall, bay fronted lounge, fitted kitchen / diner, rear lobby and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers a spacious front garden along with driveway parking and an enclosed rear yard. Viewing Essential !

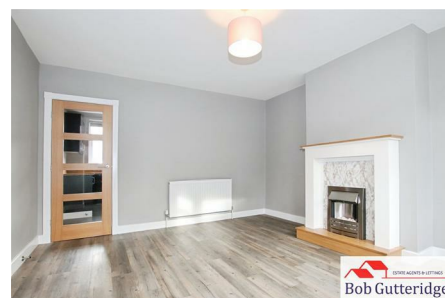
ENTRANCE HALLWAY 1.24m x 1.12m (4'1" x 3'8")

With Upvc double glazed front access door, pendant light fitting, single panelled radiator, smoke alarm, stairs to first floor and door leading off to;



LOUNGE 5.00m maximum x 3.84m maximum (16'4" maximum x 12'7" maximum)

With Upvc double glazed bay window to front, pendant light fitting, two double panelled radiators, feature fitted hearth with built-in pebble effect electric fire, wood effect laminate flooring, BT Openreach connection points (subject to usual transfer regulations), TV aerial connection point, power points and door leading off to;



FITTED KITCHEN / DINER 3.84m x 2.87m (12'7" x 9'5")

With two Upvc double glazed windows to rear, eight spotlight fittings, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge worktops, built-in bowl and a half stainless steel sink unit with mixer tap above, built-in Beko electric fan oven, built-in Beko four ring hob with extractor hood above, fitted dishwasher, space for fridge/freezer, space for automatic washing machine, ceramic floor tiling and door leading off to;



REAR LOBBY 3.71m x 1.07m (12'2" x 3'6")

With Upvc double glazed side access door, Upvc double glazed frosted window to side, ceramic floor tiling, Ariston gas combination boiler providing the domestic hot water and heating systems and access to gas meter.



FIRST FLOOR LANDING 1.98m x 2.01m (6'6" x 6'7")

With Upvc double glazed frosted window to side, pendant light fitting, loft access, smoke alarm, carbon monoxide alarm and doors leading off to;



BEDROOM ONE (REAR) 3.81m x 2.79m (12'6" x 9'2")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, Virgin Media connection points (subject to usual transfer regulations), TV aerial connection point and power points.



BEDROOM TWO (FRONT) 2.82m x 3.53m (9'3" x 11'7")

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



BEDROOM THREE (FRONT) 1.98m maximum x 2.49m maximum (6'6" maximum x 8'2" maximum)

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



FIRST FLOOR BATHROOM 2.62m x 1.98m (8'7" x 6'6")

With Upvc double glazed frosted window to rear, enclosed light fitting, vertical chrome towel radiator, a white suite comprising low-level dual flush WC, pedestal sink unit with mixer tap above, panelled bath unit with mixer tap above, glazed shower screen, Bristan electric shower unit, white ceramic splashback tiling, Manrose extractor fan and vinyl cushion flooring;



EXTERNALLY



FRONT GARDEN

Bounded by timber fencing and garden block wall with limestone chippings and stone flagged driveway providing off-road parking.



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing and garden block wall with stone flagged paving, stone chippings, generous lawn, timber built shed providing ample domestic storage space;



COUNCIL TAX

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

Looking To Sell Your Home?

Bob Gutterridge Estate Agents are one of Staffordshire's 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 !

SERVICES

Main services of gas, electricity, water and drainage are connected.

TERMS

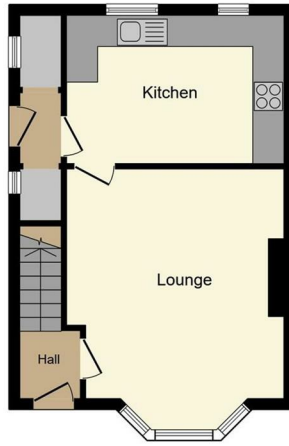
The property is offered to let for a minimum term of six months at £895.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1,032.69 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £206.53 which, subject to successful referencing, will form part of the first months rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

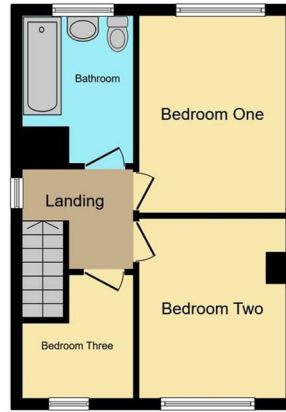
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

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



Ground Floor



First Floor

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

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

