

17 Garnett Road East, Porthill, Newcastle-under-Lyme,



To Let Exclusive at £695 Per month

Bob Gutteridge Estate Agents are pleased to bring to the rental market this up-to-date terraced home situated in a cul de sac location in Porthill which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34 & A500. 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 through lounge/diner, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms along with access to a usable loft space. Externally the property enjoys an enclosed rear yard. Viewing Essential !

THROUGH LOUNGE / DINER 7.62m x 3.33m maximum (25'0" x 10'11" maximum)

With Upvc front access door, Upvc double glazed window to front, Upvc double glazed patio doors to rear, two pendant light fittings, two single panelled radiators, feature hearth with wood effect surround and fitted pebble effect electric fire, built-in meter cupboards housing gas and electricity meters, Virgin Media connection point (subject to usual transfer regulations), BT Openreach connection point, TV aerial connection point, power points, stairs to first floor, smoke alarm and door leading off to;



FITTED KITCHEN 2.11m x 3.00m (6'11" x 9'10")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, fluorescent tube light fitting, coving to ceiling, double panelled radiator, a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, fitted stainless steel sink unit with mixer tap above, built-in Lamona fan-assisted electric oven with four-ring gas hob and extractor hood above, power points, ceramic tiled flooring and door leading off to;



GROUND FLOOR BATHROOM 2.44m x 1.55m (8'0" x 5'1")

With Upvc double glazed frosted window to side, enclosed light fitting, single panelled radiator, a white suite comprising low-level dual flush WC, pedestal sink unit, panel bath unit with thermostatic direct flow shower unit above, tile effect vinyl cushion flooring, white ceramic wall tiling, extractor fan and built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and heating systems.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, single panelled radiator and doors leading off to rooms including;

BEDROOM ONE (REAR) 3.38m maximum x 3.45m (11'1" maximum x 11'4")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



BEDROOM TWO (FRONT) 3.35m maximum x 3.05m (11'0" maximum x 10'0")

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



USABLE LOFT SPACE 2.77m x 2.44m + eaves storage (9'1" x 8'0" + eaves storage)

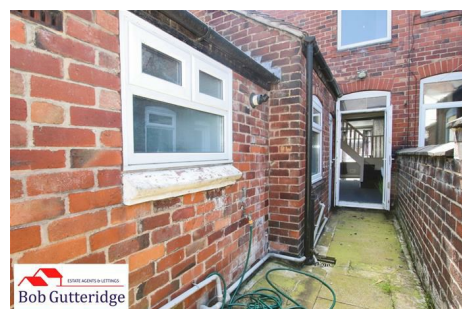
With double glazed Velux window to rear aspect, fluorescent tube light fitting, power points and TV aerial connection point.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick / block walls with a timber gate providing pedestrian access to the rear of the property and stone flag paving and patio area providing ample domestic patio and sitting space.



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

The tenant will be expected to pay a holding deposit of £ 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		82 B
69-80	C		
55-68	D	65 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

