

67 Boulton Street, Wolstanton, Newcastle, Staffordshire, ST5



To Let Exclusive at £850 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and up to date town house situated in this Wolstanton village location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen / diner, downstairs WC and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear. Viewing Is A Must !

STORM PORCH

With Upvc double glazed French doors to front and Upvc double glazed frosted front access door with inset lead pattern and stained glass leads off to;

ENTRANCE LOBBY

With pendant light fitting, double panelled radiator, wood effect laminate flooring, stairs to first floor landing and door leads off to;



BAY FRONTED LOUNGE 4.98m x 3.81m (16'4" x 12'6")

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, power points, wood effect laminate flooring and door provides access to;



LUXURY FITTED KITCHEN / DINER 3.81m x 2.84m (12'6" x 9'4")

With Upvc double glazed window to rear, four lamp LED spotlight fitting, Upvc double glazed frosted rear access door, double panelled radiator, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, granite effect work surface with built in plasticised sink unit with chrome mixer tap above, built in four ring electric hob unit with oven beneath plus extractor hood above, built in boiler cupboard with Baxi 600 combination boiler providing the domestic hot water and central heating systems, stainless steel splashback to hob, ceramic splashback tiling, plumbing for automatic washing machine, space for fridge/freezer, power points, breakfast bar area and door leads off to;



PANTY

With frosted glazed window to side, pendant light fitting, electricity consumer unit plus meter, mains stop water tap and ample domestic shelving and storage space etc.

REAR LOBBY AREA

With part panelled part glazed side access door, glazed panels to rear, wood effect laminate flooring and access off to;

DOWNSTAIRS W.C. 1.47m x 0.91m (4'10" x 3'0")

With glazed window to side, globe light fitting, duel flush w.c. and wood effect laminate flooring.

FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors to rooms including;

BEDROOM ONE (FRONT) 4.88m reducing to 3.89m x 3.51m (16'0" reducing to 12'9" x 11'6")

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



BEDROOM TWO (REAR) 3.81m x 2.77m (12'6" x 9'1")

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



LUXURY FIRST FLOOR BATHROOM 2.54m x 1.98m (8'4" x 6'6")

With Upvc double glazed frosted window to rear, globe light fitting, a white suite comprising of built in duel flush w.c., vanity sink unit with chrome waterfall mixer tap above, panelled bath unit with waterfall chrome mixer tap plus thermostatic direct flow shower, ceramic wall tiling, wood effect laminate flooring and modern tower radiator.



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing along with garden concrete block walls, wrought iron gate provides pedestrian access to the front of the property, majority flagged for ease of maintenance and shrubs to borders.

REAR GARDEN

Bounded by concrete post and timber fencing along with garden block walls, crazy paved area providing ample patio and sitting space, spacious flagged areas for ease of maintenance with a wealth of established shrubs to borders and access to a storage room providing ample domestic external storage space etc.



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 !

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 £850.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £980.76 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £196.15 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.



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