

16 Carlton Avenue, Westbury Park, Newcastle, Staffordshire,



To Let Exclusive at £1,550 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious detached home situated in a pleasant cul de sac position on Westbury Park. The property is ideally located for access to the A500 & M6 as well as only being a short drive from the local North Staffs NHS Hospital. As you would expect this home offers Upvc double glazing along with combi central heating and to assist with running costs this home also benefits from solar panels. The accommodation in brief comprises of storm porch, entrance hall, downstairs w.c., dining room, study, lounge, fitted kitchen/breakfast room, utility room and to the first floor are four generous bedrooms along with a first floor family bathroom and Jack & Jill en-suite shower room. Externally the property offers ample off road parking along with a double attached garage plus gardens to front and rear. Internal Inspection Advised !

STORM PORCH

With Upvc double glazed windows to front and side, Upvc double glazed frost access door, ceramic tiled flooring and part panelled part frosted glazed door leads off to;



ENTRANCE HALL

With three lamp light fitting, artex to ceiling, coving, smoke alarm, Amtico flooring, panelled radiator, stairs to first floor landing, door to built in store and doors to rooms including;



DOWNSTAIRS W.C. 2.16m x 0.97m (7'1" x 3'2")

With Upvc double glazed frosted window to front with inset Georgian pattern, artex to ceiling, enclosed light fitting, a modern built in suite comprising of dual flush w.c., vanity sink unit with chrome mixer tap above, fully tiled in modern wall ceramics, Amtico flooring, panelled radiator and ample built in vanity storage space.



OFFICE / STUDY 5.26m x reducing to 3.05m x 2.39m reducing to 1.40 (17'3" x reducing to 10'0" x 7'10" reducing to 4'7")

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, two pendant light fittings, panelled radiator, half carpeted plus half wood effect laminate flooring and power points.



LOUNGE 6.05m x 3.33m (19'10" x 10'11")

With two Upvc double glazed sliding patio doors to rear, coving to ceiling, two light fittings, two brass and glass wall light fittings plus double wall light fitting, carbon monoxide alarm, panelled radiator, marble hearth plus inset with built in coal effect living flame gas fire, power points, t.v. aerial connection socket and Sky+HD connection point (Subject to usual transfer regulations).



DINING ROOM 4.50m x 3.28m (14'9" x 10'9")

With two Upvc double glazed windows to front with inset Georgian pattern, artex to ceiling, coving, two pendant light fittings, two panelled radiators, two wall light fittings, t.v. aerial connection point and power points.



FITTED KITCHEN / BREAKFAST ROOM 4.34m x 2.69m maximum (14'3" x 8'10" maximum)

With two Upvc double glazed windows to rear, artex to ceiling, two three lamp LED light fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, granite work surfaces with built in bowl and a half sink unit with mixer tap above, built in four ring gas hob unit with extractor hood above, built in fan assisted oven with grill above, vinyl cushion flooring, power points, ceramic splashback tiling with decorative border tile, breakfast bar area and access off to;



UTILITY ROOM 4.27m x 1.50m (14'0" x 4'11")

With Upvc double glazed window to side, Upvc double glazed frosted rear access door, artex to ceiling, fluorescent tube light fitting, base and wall mounted white storage cupboards providing ample domestic cupboard space, granite work surface with built in sink unit with mixer tap above, space tumble dryer, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, double panelled radiator, vinyl cushion flooring, power points, spurs for appliances and ceramic splashback tiling with decorative border tile.



FIRST FLOOR LANDING

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, coving, pendant light fitting, smoke alarm, power points, door to built in airing cupboard and doors to rooms including;



BEDROOM ONE (FRONT) 4.55m reducing to 2.79m x 3.99m reducing to 2.21m (14'11" reducing to 9'2" x 13'1" reducing to 7'3")

With two Upvc double glazed windows to front with inset Georgian pattern, artex to ceiling, double panelled radiator, power points, built in double wardrobe providing ample domestic storage space and access off to;



JACK AND JILL EN-SUITE SHOWER ROOM 2.72m x 1.60m (8'11" x 5'3")

With two Upvc double glazed frosted windows to side, six spot light fittings including extractor fan fitting, a white suite comprising of dual flush w.c., glazed shower enclosure with Mira electric shower, vanity sink unit with monobloc chrome mixer tap above, aqua boarding to splashback, ceramic splashback tiling, dual fuel chrome towel radiator and vinyl cushion flooring. Access to;



BEDROOM TWO (REAR) 4.24m reducing to 2.77m x 3.28m reducing to 2.41m (13'11" reducing to 9'1" x 10'9" reducing to 7'11")

With two Upvc double glazed windows to rear, artex to ceiling, three lamp light fitting, pendant light fitting, panelled radiator, power points, recessed wardrobe providing ample domestic hanging space and storage space etc..



BEDROOM THREE (FRONT) 3.99m x 3.73m (13'1" x 12'3")

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, four lamp light fitting, panelled radiator, built in double wardrobes providing ample domestic hanging space and storage space etc., BT telephone extension and power points.



BEDROOM FOUR (REAR) 3.71m x 3.25m (12'2" x 10'8")

With Upvc double glazed window to rear, artex to ceiling, four lamp light fitting, t.v. aerial connection lead, panelled radiator, power points and built in wardrobe providing ample domestic hanging space and storage space etc..



FIRST FLOOR BATHROOM 2.34m x 2.18m (7'8" x 7'2")

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, a modern white suite comprising of built in dual flush w.c., vanity sink unit with chrome mixer tap above, built in vanity cupboards providing ample storage space, bath unit with chrome mixer tap plus monobloc chrome thermostatic shower, tile effect laminate flooring, double panelled radiator and modern chrome towel radiator.



EXTERNALLY



FORE GARDEN

With access via a shared private driveway providing access to hardscaped block paved driveway providing off road parking for several vehicles, plum slate chipping for ease of maintenance, mature hedge to border and access alongside both sides of the property to;



REAR GARDEN

Bounded by timber post and timber fencing along with mature laurels to borders, Indian paved area providing patio and sitting space plus two further patio areas, lawn section, a wealth of mature shrubs to borders and access to;



ATTACHED DOUBLE GARAGE 6.12m x 5.08m (20'1" x 16'8")

With aluminium up and over door, Upvc double glazed window to side with inset lead pattern, two fluorescent tube light fittings, power points and ample domestic external storage space etc.

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 £1550.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1,788.46 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £357.69 which, subject to successful referencing, will form part of the deposit. 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.

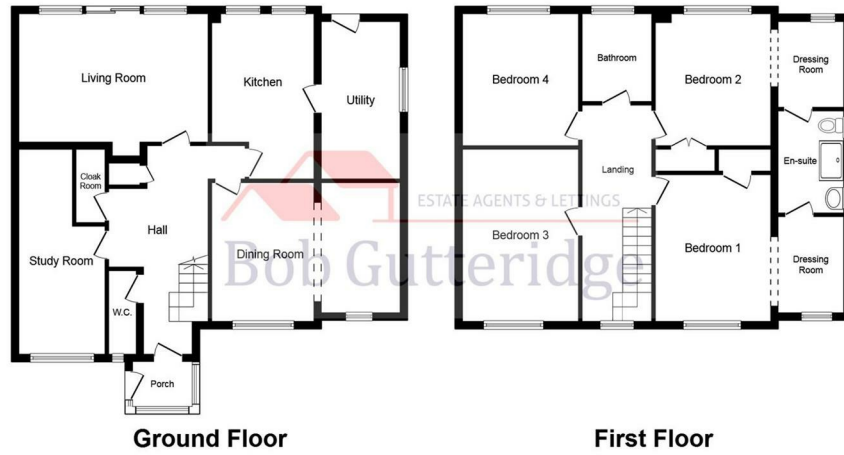
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

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

COUNCIL TAX

Band 'E' amount payable to Newcastle under Lyme Borough Council.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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

