

36 Lakeside Close, Etruria, Stoke-On-Trent, Staffordshire, ST1 5GB



£795 PCM

**** New On The Letting Market **** Bob Gutteridge Estate Agents are delighted to bring this well presented mid town house situated in this convenient Etruria location which is ideally placed for access to both Newcastle and Hanley town centres as well as being well placed for access to BET 365. This modern day home offers Upvc double glazing along with gas central heating and offers well planned accommodation comprising of entrance hall, downstairs w.c., lounge, fitted kitchen / diner and to the first floor are two double bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with off road parking. Internal inspection essential to avoid early disappointment.

ENTRANCE HALL

With part panelled part double glazed front access door with inset lead pattern and stained glass effect, artex to ceiling, pendant light fitting, electricity consumer unit, four coat hooks, single panelled radiator, oak effect laminate flooring, stairs to first floor landing, thermostat and door leads off to;



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DOWNSTAIRS WC 1.47m x 0.84m (4'10" x 2'9")

With Upvc double glazed window to front with inset Georgian pattern to skylight, artex to ceiling, pendant light fitting, white suite comprising of low level dual flush WC, corner sink unit with taps above, ceramic splash back tiling in mosaic effect, single panelled radiator and vinyl cushioned flooring.



LOUNGE 4.52m x 2.95m (14'10" x 9'8")

With Upvc double glazed window to front with inset Georgian pattern to skylights, artex to ceiling, coving, pendant light fitting, oak effect laminate flooring, BT telephone point (subject to usual transfer regulations), eight power points, double panelled radiator and door leads off to;

FITTED KITCHEN / DINING ROOM 3.96m x 2.62m (13'0" x 8'7")

With Upvc double glazed window to rear, part panelled part double glazed rear access door, artex to ceiling, two pendant light fittings, single panelled radiator, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface, built in stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with Belling fan assisted oven beneath and extractor hood above, stainless steel splash back, ceramic splash back tiling, vinyl tiled flooring, single panelled radiator and Iflow timer clock and programmer, space for fridge/freezer, plumbing for automatic washing machine, nine power points plus power points for appliances and door leads to under stairs storage cupboard providing ample domestic storage space etc.

FIRST FLOOR LANDING

With battery mains smoke alarm, artex to ceiling, access to loft space, pendant light fitting, two power points and doors to rooms including:



BEDROOM ONE (REAR) 3.99m x 2.49m maximum (13'1" x 8'2"

maximum)

With two Upvc double glazed windows to rear with inset Georgian pattern, artex to ceiling, pendant light fitting, single panelled radiator, four power points, door to built in airing cupboard with copper hot water cylinder and ample domestic drying and storage space etc.



BEDROOM TWO (FRONT) 3.99m x 2.82m maximum (13'1" x 9'3"

maximum)

With two Upvc double glazed windows to front with inset Georgian pattern, artex to ceiling, pendant light fitting, BT telephone extension, TV aerial point, six power points and single panelled radiator.



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FIRST FLOOR BATHROOM 1.93m x 1.83m (6'4" x 6'0")

With Manrose extractor fan, artex to ceiling, pendant light fitting, electric shaver socket, white suite comprising of low level dual flush WC, pedestal sink unit with taps above, panelled bath unit with mixer tap and shower attachment, ceramic splash back tiling, high glaze wall ceramics with inset decorative border tile, vinyl cushioned flooring and single panelled radiator.



EXTERNALLY

FORE GARDEN

With lawn section to frontage, flagged pathways and access to;

REAR GARDEN

Bounded by timber posts and timber fencing, two lawn sections, flagged pathway and access which leads along side the rear of the property to off road parking for two vehicles.



TERMS

The property is offered to let for a minimum term of six months at £795.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £917.30 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £183.46 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, 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

SERVICES

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

VIEWING

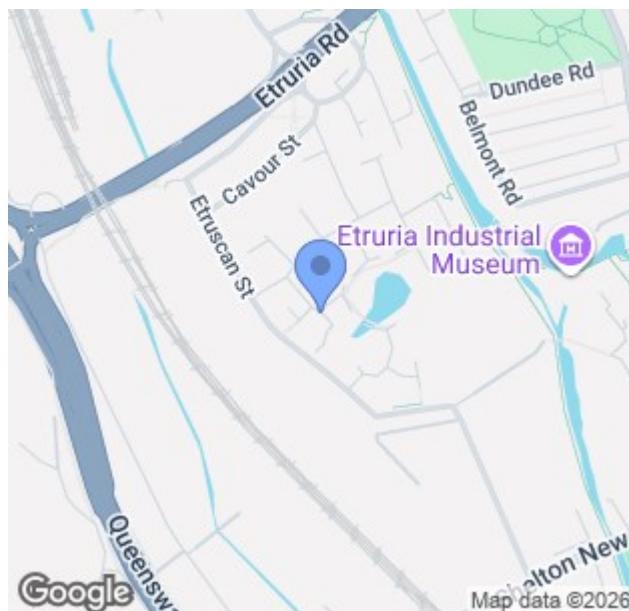
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

COUNCIL TAX

Band B payable to Stoke on Trent City Council.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Plans will be supplied separately.



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

