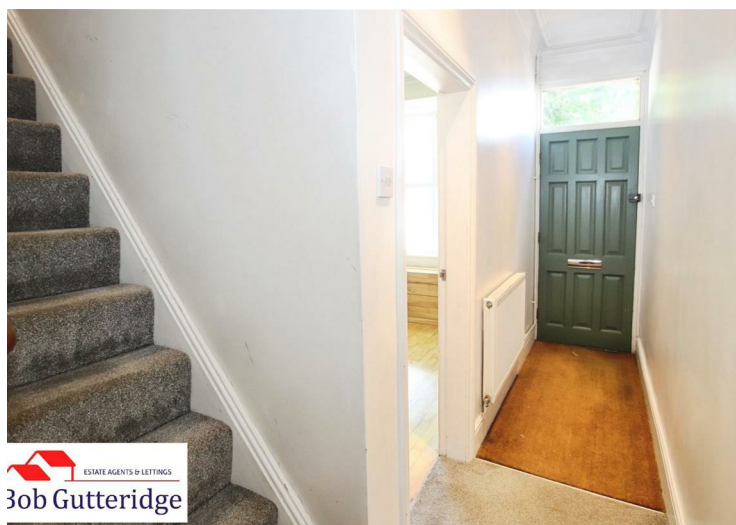
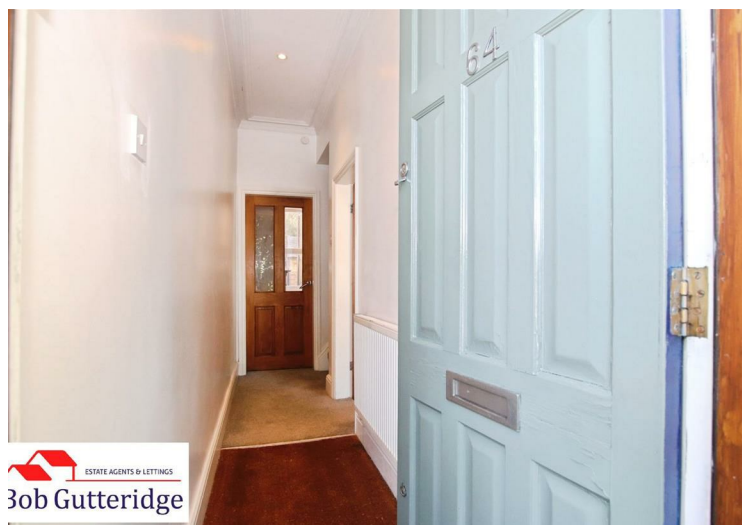


64 Albert Street, Newcastle-under-Lyme, Staffordshire, ST5 1JR



£850 Per month

Bob Gutteridge Estate Agents are delighted to bring to the rental market this desirable Victorian terraced home situated in this ever popular Newcastle Town Centre location. 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 sitting room, lounge, fitted kitchen and to the first floor are two double bedrooms along with a four piece bathroom. Externally the property offers an enclosed rear yard plus a garden area and a brick external store. This property is well placed for access to local shops, schools and amenities. Viewing Essential !

ENTRANCE HALL

With panelled front access door with skylight above, original cornice to ceiling, two spotlight fittings, panelled radiator, stairs to first floor landing and door leads off to;



BAY FRONTED SITTING ROOM 3.63m x 2.95m (11'11" x 9'8")

With Upvc double glazed bay window to front, original cornice to ceiling, decorative ceiling rose, three lamp light fitting, panelled radiator, engineered oak flooring, gas meter, electricity meter cupboard, power points, panelled radiator and door to built in store.



LOUNGE 3.78m x 3.96m (12'5" x 13'0")

With Upvc double glazed window to rear, decorative ceiling rose, three lamp light fitting, double panelled radiator, t.v. aerial connection point, power points and door leads off to;



FITTED KITCHEN 3.56m x 2.18m (11'8" x 7'2")

With Upvc double glazed rear access door with double glazed units to sides, six LED spotlight fittings, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and half stainless steel sink unit with mixer tap above, ceramic splashback tiling, plumbing for automatic washing machine, space for fridge/freezer, double panelled radiator, built in five ring gas hob unit with oven beneath plus extractor hood above, power points and Baxi combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With access to loft space, smoke alarm, four spotlight fittings, power point and doors to rooms including;

BEDROOM ONE (FRONT) 3.96m x 3.18m (13'0" x 10'5")

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



BEDROOM TWO (REAR) 3.78m x 3.05m (12'5" x 10'0")

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



FIRST FLOOR BATHROOM 3.51m x 2.24m (11'6" x 7'4")

With Upvc double glazed frosted window to rear, six spotlight fittings, panelled radiator, vinyl cushion flooring and a white four piece suite comprising of low level w.c., pedestal sink unit, bath unit with chrome Victorian style mixer tap, shower enclosure with thermostatic shower plus aqua boarding to splashback and ceramic wall tiling.



EXTERNALLY

REAR YARD / GARDEN AREA

Bounded by garden brick walls with flagged area providing patio and sitting space, access to a garden brick store, timber gate provides pedestrian access to the rear of the property.



COUNCIL TAX

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

SERVICES

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

VIEWING

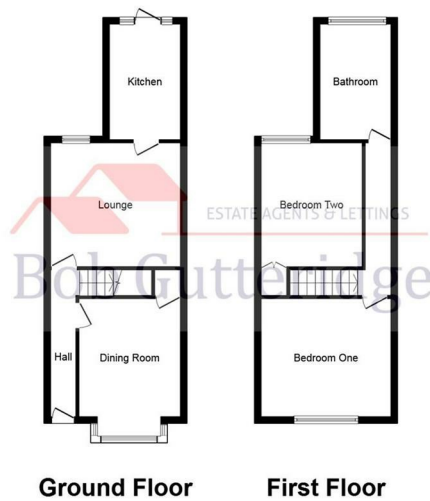
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

TERMS

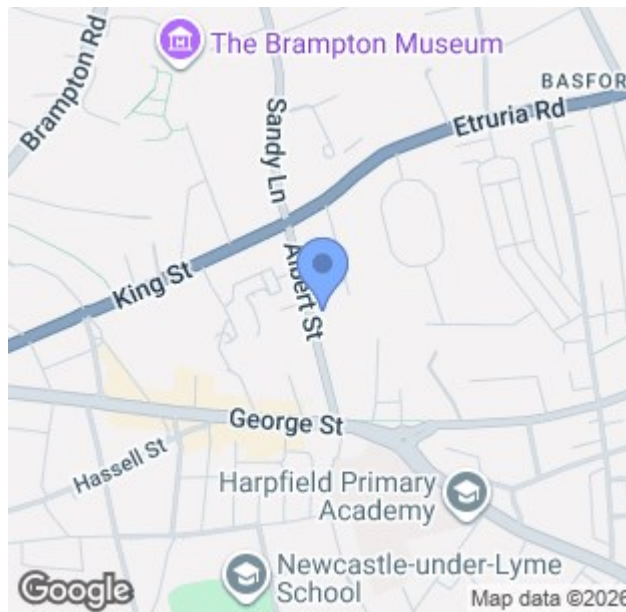
The property is offered to let at £850.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £980.76 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £196.15 which, subject to successful referencing, will form part of the 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.



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		84 B
69-80	C		
55-68	D	55 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

