

## 25 Dimsdale View East, Porthill, Newcastle, Staffordshire, ST5 8EG



**£800 PCM**

Bob Gutteridge Estate Agents are delighted to bring to the rental market this larger than average spacious fore courted Victorian terraced home in this ever popular Porthill location which provides access to both the A34 & A500 as well as being located near to local shops, schools and amenities. This well presented home offers Upvc double glazing along with combi central heating and offers accommodation comprising of dining room, lounge, modern fitted kitchen, four piece ground floor bathroom and to the first floor are three bedrooms. Externally the property boasts a forecourt to frontage along with an enclosed rear garden. Internal inspection is essential to appreciate the accommodation on offer.

### DINING ROOM 3.35m x 3.43m (11'0" x 11'3")

With part panelled part frosted front access door with glazed skylight above with inset lead pattern, Upvc double glazed window to front, coving to ceiling, three lamp chrome and glass light fitting, two double chrome glass wall light fittings, Virgin Media connection point (subject to usual transfer regulations), built in gas and electricity meter cupboard with consumer unit and meters etc, single panelled radiator, feature fireplace with surround and insert, built in living flame coal effect gas fire, power point, stairs to first floor landing and door leads off to;



### INNER LOBBY AREA

With two inset LED spotlights, storage, two power points and archway reveals access off to;

### **LOUNGE 3.43m x 3.53m (11'3" x 11'7")**

With Upvc double glazed window to rear, artex to ceiling, coving, decorative ceiling rose, three lamp light fitting, two wall light fittings, Virgin Media connection point (subject to usual transfer regulations), single panelled radiator, marble effect hearth and insert with surround, power points and multi glazed door leads off to;



### **MODERN FITTED KITCHEN 3.58m x 2.54m (11'9" x 8'4")**

With Upvc double glazed window to side, four lamp spot light fitting, artex to ceiling, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in double drainer sink unit with mixer tap above, mosaic splash back tiling, vinyl cushion flooring, built in four ring gas hob unit with oven beneath, space for fridge / freezer, space for washer, power points and doorway leads off to;

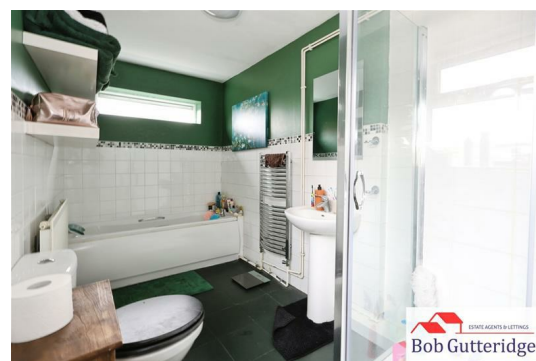


### **REAR LOBBY AREA**

With Upvc double glazed side access door, pendant light fitting, vinyl cushion flooring and access off to;

### **FOUR PIECE BATHROOM**

With Upvc frosted double glazed windows to side and rear, spot light fitting, half ceramic wall tiling in modern white tiles with decorative mosaic border tile, a four piece suite comprising of low level WC., pedestal sink unit with mixer tap above, panelled bath unit, double shower enclosure with electric shower, vinyl cushion flooring and modern chrome towel radiator.



## FIRST FLOOR LANDING

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



## BEDROOM ONE (FRONT) 3.43m x 3.40m (11'3" x 11'2")

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



## BEDROOM TWO 3.61m x 2.57m (11'10" x 8'5")

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



## BEDROOM THREE 3.63m x 1.96m (11'11" x 6'5")

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



## EXTERNALLY

### FORECOURT TO FRONTAGE

Bounded by garden brick walls with timber gate providing pedestrian access to the front of the property.

### ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with flagged pathways for ease of maintenance, flagged area providing patio and sitting space, lawn section, garden timber shed providing ample domestic external storage space and external cold water tap.

## **VIEWING**

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

## **SERVICES**

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

## **COUNCIL TAX**

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

## **TERMS**

The property is offered to let at £800.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £923.07 will be taken against damage/breakages etc.

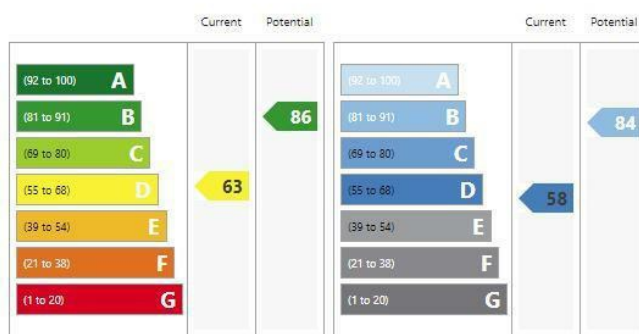
The tenant will be expected to pay a holding deposit of £184.61 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent 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.



Energy Efficiency Rating

Environmental Impact Rating



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

