

4 Orchard Street, Wolstanton, Newcastle, Staffordshire, ST5



To Let Exclusive at £550 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully modernised end terraced home in Wolstanton. The property is enhanced with Upvc double glazing along with combi central heating and in brief comprises of lounge, NEW fitted kitchen/diner, NEW ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. This property has just been decorated throughout along with the installation of new floor coverings. The location is perfect for access to the Village of Wolstanton where local shops, schools and amenities can all be located. Internal Inspection Is Advised !

LOUNGE 3.35m'1.83m" x 3.05m'0.91m" (11'6" x 10'3")

With Upvc double glazed frosted front access door, Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, built in gas/electric meter cupboards and door leads off to;



NEW FITTED KITCHEN / DINER 3.81m x 3.12m (12'6" x 10'3")

With Upvc double glazed window to rear, six LED spotlight fittings, heat detector, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in Lamona four ring electric hob unit with oven beneath plus extractor hood above, built in bowl and half stainless steel sink unit with mixer tap above, ceramic splashback tiling, vinyl cushion flooring, panelled radiator, plumbing for automatic washing machine, power points, stairs to first floor landing and door to built in boiler cupboard with Glow Worm combination boiler providing the domestic hot water and central heating systems. Access to;



REAR LOBBY

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

NEW GROUND FLOOR BATHROOM 2.49m x 1.78m (8'2" x 5'10")

With Upvc double glazed frosted window to side, globe light fitting, access to loft space, extractor fan, a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit with mixer tap with shower attachment, ceramic splashback tiling, single panelled radiator and ceramic tiled flooring.



FIRST FLOOR LANDING

With pendant light fitting, battery and mains smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.38m x 3.07m (11'1" x 10'1")

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



BEDROOM TWO (REAR) 3.86m x 3.12m (12'8" x 10'3")

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



EXTERNALLY

REAR YARD

Bounded by concrete/timber post and timber fencing, timber gate provides pedestrian access to the side of the property and flagged area providing patio and sitting 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 £550.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £634.62 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £121.15 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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