

## 56 Gloucester Road, Kidsgrove, Stoke-On-Trent, Staffordshire,



To Let Exclusive at £525 PCM

**A traditional semi detached property situated in a convenient location near to local shops, schools and amenities enjoying the benefits of Upvc double glazing and gas central heating. The family sized accommodation comprises of entrance hall, large L-shaped lounge/diner, kitchen/breakfast room and to the first floor are three good sized bedrooms enhanced with a first floor family bathroom. Externally the property is situated on a good sized plot with gardens to the front and rear with the benefit of off road parking.**

### **ENTRANCE LOBBY**

With Upvc double glazed front access door, Upvc double glazed frosted window to side, pendant light fitting, double panelled radiator, stairs to first floor landing and door leads off to;

### **L-SHAPED LOUNGE/DINER 4.78m reducing to 2.82m x 5.44m reducing to 2.79m (15'8 reducing to 9'3 x 17'10 reducing to 9'2)**

With Upvc double glazed window to front and rear, two pendant light fittings, feature fireplace, two single panelled radiators, BT Open Reach connection point subject to usual transfer regulations, four power points and door leads off to;



### **KITCHEN/BREAKFAST ROOM 3.66m x 2.54m (12' x 8'4)**

With Upvc double glazed window to rear, part panelled part frosted glazed side access door, artex to ceiling, two three lamp light fittings, base mounted storage cupboards providing ample cupboard and drawer space, round edge work surface in granite effect, built-in stainless steel sink unit, plumbing for automatic washing machine, space for under-counter fridge, Lamona four ring electric hob unit with oven beneath, double panelled radiator, vinyl cushion floorcovering and ten power points. Door to understairs storage cupboard with gas meter, pendant light fitting, two power points, vinyl cushion flooring and shelving and storage space.



### **FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side, pendant light fitting, artex to ceiling, access to loft space and doors to rooms including;



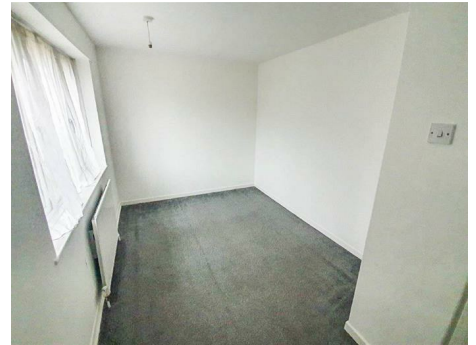
### **BEDROOM ONE (FRONT) 4.29m x 2.90m (14'1 x 9'6)**

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



### **BEDROOM TWO (REAR) 4.32m reducing to 2.95m x 2.46m (14'2 reducing to 9'8 x 8'1)**

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



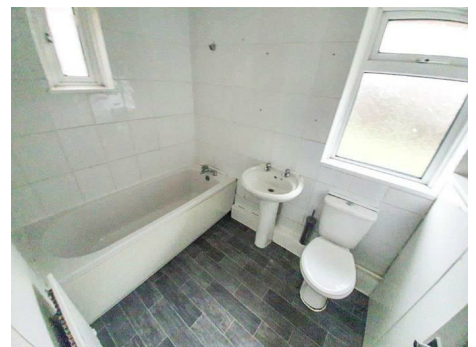
### **BEDROOM THREE 2.77m x 1.98m (9'1 x 6'6)**

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, recessed area for wardrobe space and two power points.



### **FIRST FLOOR BATHROOM 2.82m x 1.68m (9'3 x 5'6)**

With Upvc double glazed frosted window to side and rear, white suite comprising low level dual flush WC, pedestal sink unit and panelled bath unit with Victorian style mixer tap and shower attachment above, ceramic high gloss white tiles, vinyl cushion flooring, Icon time clock and programmer and built-in boiler cupboard with Glow Worm boiler providing the domestic hot water and central heating systems.



## EXTERNALLY



## FOREGARDEN

Bounded by established hedges to borders with large lawned section and flagged driveway providing off road parking for two or so vehicles.

## REAR GARDEN

Bounded by garden brick walls and concrete post and timber fencing with lawned section and gravelled area providing sitting space.



## TERMS

The property is offered to let for a minimum term of six months at £525.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £605.76 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.

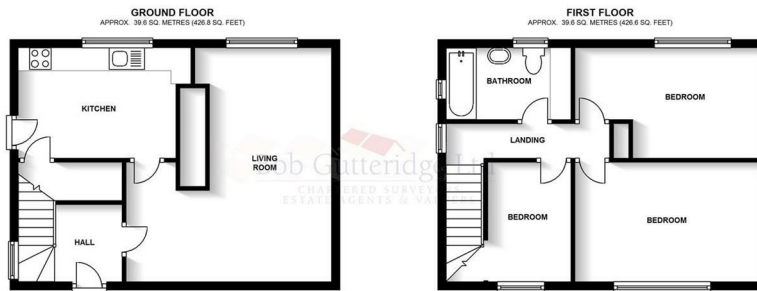
No Pets, No Smoking.

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

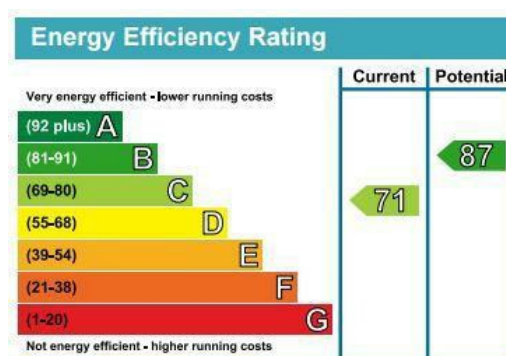
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## DIRECTIONS



TOTAL AREA: APPROX. 79.3 SQ. METRES (853.3 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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