

2 Watlands View, Porthill
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3 Denry Crescent, Bradwell, Newcastle, Staffordshire, ST5 8NG



To Let Exclusive at £625 PCM

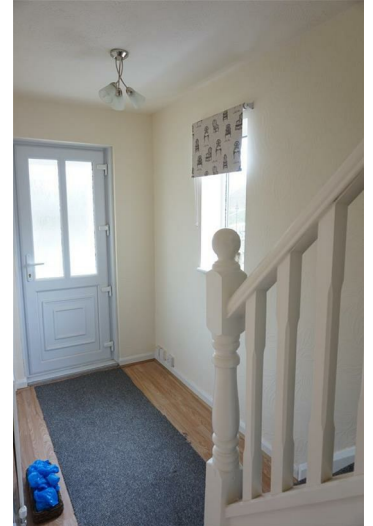
This beautifully presented and recently updated and modernised semi detached property situated in this popular district of Bradwell near to local shops, amenities and the popular Bursley Academy, the property is enhanced with Upvc double glazing and recently installed combination gas central heating. The deceptively spacious accommodation comprises of entrance hall, lounge, separate dining room and new fitted kitchen, to the first floor are three good sized bedrooms and a first floor fully tiled bathroom. Externally the property has been landscaped to provide ease of maintenance with off road parking and gardens to front and rear along with the added benefit of a concrete sectional garage. An early appointment to view is recommended to avoid disappointment.

STORM PORCH

With Upvc double glazed front access door with Upvc double glazed windows to sides and Upvc double glazed frosted front access door leads off to;

ENTRANCE HALL

With Upvc double glazed window to side, artex to ceiling, smoke alarm, three lamp chrome and glass light fitting, single panelled radiator, BT telephone point subject to usual transfer regulations, power point, wood effect laminate flooring in oak effect, stairs leading off to first floor landing and door leads off to;



LOUNGE 3.68m x 3.48m (12'1 x 11'5)

With Upvc double glazed window to front, coving to ceiling, three lamp chrome and glass light fitting, marble hearth and insert with surround and electric coal effect gas fire, wood effect laminate flooring in oak effect, t.v. aerial point, Virgin Media connection point subject to usual transfer regulations and six power points.



NEW FITTED KITCHEN 3.68m x 2.39m (12'1 x 7'10)

With Upvc double glazed window to rear, three lamp spotlight fitting, Upvc double glazed frosted side access door, range of base and wall mounted high gloss storage cupboards providing ample cupboard and drawer space, round edge work surface in granite effect, built-in four ring electric Lamona hob unit with Lamona oven beneath and extractor hood above, ceramic splashback tiling in marble effect, built-in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, built-in electricity meter cupboard with consumer unit and meter and ten power points. Archway to;



DINING ROOM 3.71m x 2.57m (12'2 x 8'5)

With Upvc double glazed sliding patio door to rear, coving to ceiling, five lamp chrome and glass light fitting, wood effect laminate flooring in oak effect, single panelled radiator and six power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, artex to ceiling, three lamp chrome and glass light fitting, access to loft space and smoke alarm.

LUXURY FIRST FLOOR TILED BATHROOM 2.01m x 1.60m (6'7 x 5'3)

With Upvc double glazed frosted window to side, four lamp spotlight fitting and extractor fan, white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with thermostatic directflow shower above, modern chrome towel, fully tiled in travertine effect ceramic tiles and travertine effect floor tiles.



BEDROOM ONE (FRONT) 4.42m x 3.20m (14'6 x 10'6)

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



BEDROOM TWO (REAR) 3.02m x 3.35m (9'11 x 11')

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



BEDROOM THREE 2.57m x 1.80m (8'5 x 5'11)

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



EXTERNALLY

FOREGARDEN

Bounded by concrete post and timber fencing with established hedges and flagged driveway providing off road parking for two vehicles, lawned section, stone chippings to borders providing ease of maintenance with access leading along side the property to;

REAR GARDEN

Bounded by concrete post and timber fencing and garden brick walls with flagged area providing patio space, stone chippings providing ease of maintenance and access to;



CONCRETE SECTIONAL GARAGE

With metal up and over door, electricity supply connected and glazed window to side.

VIEWING

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

TERMS

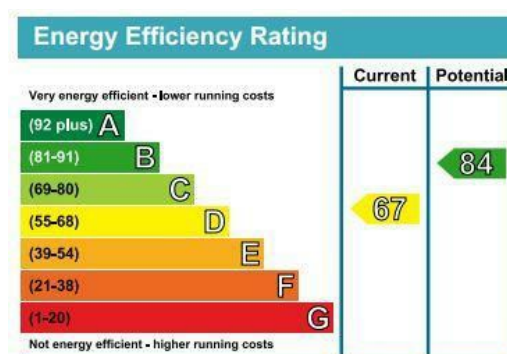
The property is offered to let for a minimum term of six months at £625.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £721.15 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £144.23 which, subject 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

DIRECTIONS

From Porthill office proceed along Bradwell Lane, turning second right to Arnold Grove, first left to Hillport Avenue, first right to Denry Crescent, will number 3 will be found located on the left hand side.



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