

27 Sparrow Terrace, Porthill, Newcastle, Staffordshire, ST5 8PD



To Let Exclusive at £575 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious Victorian terraced home set behind a walled forecourt in Porthill. The property offers a larger than average living arrangement and is enhanced with both Upvc double glazing along with gas central heating. In brief the accommodation comprises of entrance hall, dining room, living room, modern fitted kitchen, utility area, modern ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a forecourt to frontage along with a desirable rear garden. The location is perfect for access to both the A34 & A500 as well as being well placed for shops, schools and amenities. Internal Inspection Is A Must !

RECEPTION HALLWAY

With composite double glazed frosted front access door, frosted double skylight above, original cornice to ceiling, panelled radiator, wood effect laminate flooring and doors to rooms including;



DINING ROOM 3.45m by 3.20m (11'4" by 10'6")

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, brick feature fireplace, panelled radiator, power points and built in electricity meter cupboard.



LIVING ROOM 4.22m by 3.73m (13'10" by 12'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, feature fire surround with inset electric fire, power points, t.v. aerial connection, access to understairs storage and part panelled part glazed door leads off to;



LUXURY FITTED KITCHEN 3.05m by 1.98m (10'0" by 6'6")

With Upvc double glazed window to side, spotlight fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with inset single drainer sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, built in microwave, plumbing for automatic washing machine, power points, modern grey wood effect flooring and access off to;



REAR HALLWAY

With pendant light fitting, ceramic tiled flooring, panelled radiator and access off to;

GROUND FLOOR BATHROOM

With Upvc double glazed frosted window to side, fully tiled wall ceramics with inset decorative border tile, ceramic tiled flooring, panelled radiator, a white suite comprising of low level w.c., pedestal sink unit and panelled bath unit with thermostatic shower above.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



BEDROOM ONE (FRONT) 4.19m by 3.45m (13'9" by 11'4")

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



BEDROOM TWO (REAR) 4.19m by 3.78m (13'9" by 12'5")

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, power points and door to built in boiler cupboard housing a combination boiler which provides the domestic hot water and central heating systems.



EXTERNALLY

The property stands behind a walled forecourt . At the rear is a most pleasant lawned garden with beds and borders plus a patio area. A lovely space offering a good degree of privacy.



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 £575.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £663.46 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £132.69 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		83 B
69-80	C		
55-68	D	61 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