

## 5 Emberton Street, Chesterton, Newcastle, Staffordshire, ST5



To Let Exclusive at £550 PCM

Bob Gutteridge Estate Agents are delighted to bring to the lettings market this recently updated and modernised larger than average Victorian terraced home situated in this convenient Chesterton Village location which provides ease of access to local shops, schools and amenities as well as providing good road links for access to the A34. This spacious home boasts the modern day comforts of Upvc double glazing along with combi central heating and offers a spacious layout of accommodation comprising of sitting room, separate lounge, fitted kitchen, ground floor bathroom and to the first floor are three bedrooms along with a first floor w.c.. Externally the property offers an enclosed rear garden. This property is AVAILABLE NOW !

### **SITTING ROOM 3.61m x 3.76m (11'10" x 12'4")**

With Upvc double glazed window to front, Upvc double glazed frosted front access door with Upvc double glazed frosted skylight above, pendant light fitting, smoke alarm, double panelled radiator, four power points, built in electricity / gas meter cupboard and access off to;



### **LOUNGE 3.56m x 3.76m (11'8" x 12'4" )**

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, four power points, access to understairs storage cupboard providing ample domestic shelving and storage space, stairs to first floor landing and door leads off to;



### **MODERN FITTED KITCHEN 2.69m x 2.01m (8'10" x 6'7")**

With Upvc double glazed window to side, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect, built in stainless steel sink unit with mixer tap above, space for automatic washing machine, space for fridge/freezer, built in four ring gas hob unit with built in oven beneath plus stainless steel extractor hood above, six power points, ceramic splashback tiling, double panelled radiator, vinyl cushion flooring and access off to;



### **REAR LOBBY AREA**

With Upvc frosted double glazed side access door, vinyl cushion flooring and access off to;

### **GROUND FLOOR MODERN BATHROOM 1.85m x 1.73m (6'1" x 5'8")**

With Upvc double glazed frosted window to side, globe light fitting, a three piece suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap with shower attachment, thermostatic direct flow shower with rain forest shower head, ceramic splashback tiling with decorative feature mosaic tile and double panelled radiator.



### **FIRST FLOOR LANDING**

With two pendant light fitting, two power points and doors lead of to rooms including;

### **BEDROOM ONE (FRONT) 3.76m x 3.63m (12'4" x 11'11")**

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



### **BEDROOM TWO (MIDDLE) 3.96m x 3.63m (13'0" x 11'11")**

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



### **BEDROOM THREE (REAR) 2.57m x 2.67m (8'5" x 8'9")**

With frosted Upvc double glazed window to side, pendant light fitting, single panelled radiator, two power points, built in boiler cupboard with combination boiler providing the domestic hot water and central heating systems.



### **FIRST FLOOR W.C. 1.02m x 0.84m (3'4" x 2'9")**

With pendant light fitting, a white suite comprising of low level w.c. and wall mounted sink unit with taps above.

### **EXTERNALLY**

#### **ENCLOSED REAR GARDEN**

Bounded by garden brick walls along with concrete post and timber fencing, flagged pathways along with patio area providing ample patio and sitting space, lawn section and garden timber shed.



## **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 £634.61 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £126.92 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.



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