

91 King William Street, Stoke-on-trent, Staffs, ST6 6EQ



To Let Exclusive at £375 PCM

This immaculately presented and updated traditional terraced property is ideally situated close to Tunstall Park and within walking distance of Tunstall High Street, this well maintained property enjoys the benefits of Upvc double glazing and gas fired central heating and accommodation comprising of lounge, sitting room, new fitted kitchen and newly installed ground floor bathroom, to the first floor are two double bedrooms. Externally is an enclosed rear yard. Internal inspection is considered a must without delay to avoid disappointment.

LOUNGE 3.71 to bay x 3.43 (12'2" to bay x 11'3")

With Upvc double glazed half bay window to front, Upvc double glazed front access door with inset double glazed panel above, decorative dado rail, built-in electricity meter cupboard with electricity consumer unit and meter, gas meter, t.v. aerial point and Virgin Media connection point subject to usual transfer regulations, double panelled radiator, four power points. Decorative archway reveals;



SEPARATE SITTING ROOM 3.73 x 3.43 (12'3" x 11'3")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, telephone extension, four power points, mahogany surround and stairs to first floor landing. Door to;



FITTED KITCHEN 3.00 x 1.96 (9'10" x 6'5")

With Upvc double glazed window to side, pendant light fitting, range of base and wall mounted shaker oak effect storage cupboards providing ample cupboard and drawer space, round edge work surface in granite effect with built-in stainless steel sink unit, ceramic splashback tiling, ceramic floor tiling, gas cooker point and spur, extractor fan, space for fridge/freezer, Biasi combination boiler providing the domestic hot water and central heating systems, six power points. Door to;



REAR LOBBY AREA

With Upvc double glazed side access door with inset double glazed panels, ceramic tiled flooring, two power points, hot and cold plumbing for automatic washing machine and door leads off to;

GROUND FLOOR BATHROOM 1.85 x 1.98 (6'1" x 6'6")

With Upvc double glazed window to side, globe light fitting, heating element and pendant light fitting, white suite comprising low level dual flush WC, pedestal sink unit and panelled bath unit, ceramic splashback tiling, shower attachment above bath, Manrose extractor fan, tiled flooring, single panelled radiator.



FIRST FLOOR LANDING

BEDROOM ONE 3.15 x 3.43 (10'4" x 11'3")

With Upvc double glazed window to front, double panelled radiator, two power points.



BEDROOM TWO 3.73 x 3.40 (12'3" x 11'2")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, two power points, door to built-in wardrobe providing ample storage space, loft space.



EXTERNALLY

REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, flagged area and concrete area providing patio space.

VIEWING

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

SERVICES

Main services of gas, electricity, water and drainage are connected.

TERMS

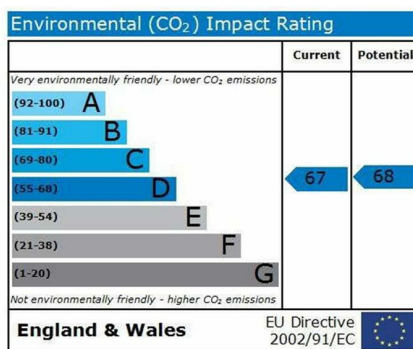
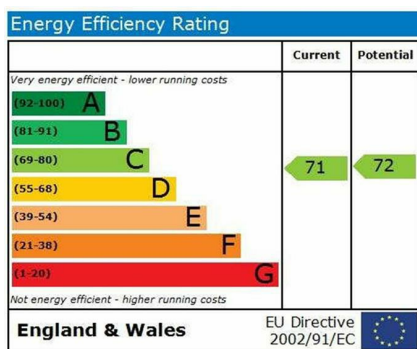
The property is offered to let for a minimum term of six months at £375.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £432.69 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £86.53 which, subject 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 to the bottom of Porthill Bank and continue straight over the roundabout to Porthill Road, continue to Trubshaw Cross roundabout and bear left to Brownhills Road, proceed up to the top and bear right, at the roundabout turn left and proceed straight on at the next roundabout. At the traffic lights turn right to The Boulevard, take the second turning on the right to King William Street, where number 91 will be found located on the right 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