51 Bradwell Lane, Bradwell, Newcastle, Staffs, ST5 8PP

£495 PCM

OPEN 7 DAYS A WEEK
Bob Gutteridge Estate Agents are delighted to bring to the rental market this smartly presented and well-maintained traditional fore courted Victorian terraced home, this well presented home offers Upvc double glazing along with combi central heating and offers traditional lay out accommodation comprising of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property comes with a fore garden and enclosed rear yard. This property is ideally situated for access to both the A34 & A500 along with providing access to local shops, schools and amenities. Internal inspection is considered a must!

SITTING ROOM 3.23m x 3.43m (10'7" x 11'3")
With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed frosted skylight above with inset lead pattern, Upvc double glazed window to front, coving to ceiling, decorative picture rail, three lamp light fitting, double panelled radiator, solid bamboo flooring (please note pads or coasters must be used on furniture at all times), Virgin Media internet connection point (subject to usual transfer regulations), two wall light fittings, built in electricity meter cupboard with consumer unit and electricity meter and two power points.

LOUNGE 3.51m x 3.45m (11'6" x 11'4")
With Upvc double glazed window to rear, coving to ceiling, three lamp light fitting, solid bamboo flooring (please note pads or coasters must be used on furniture at all times), ceramic tiled hearth and inset with floral patterned tile, inset living flame coal effect gas fire with pine surround, six power points, double panelled radiator, Sky connection point (subject to usual transfer regulations), TV aerial, wall mounted thermostat, stairs to first floor landing and doors to rooms including;

CELLAR 3.25m x 3.33m (10'8" x 10'11")
With fluorescent tube light fitting, single panelled radiator and ample domestic shelving and storage space etc.

FITTED KITCHEN 4.01m x 2.01m (13'2" x 6'7")
With Upvc double glazed window to side, four lamp spotlight fitting, a range of base and wall mounted beech wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in plasticised bowl and a half single drainer sink unit and mixer tap above, built in Hotpoint oven with four ring Whirlpool gas hob unit and extractor hood above, ceramic splash back tiling with inset patterned tile, double panelled radiator, plumbing for automatic washing machine and space for condenser dryer, space for under counter fridge and freezer, door reveals access off to;

REAR LOBBY AREA
With Upvc double glazed frosted side access door, spotlight fitting, access to loft space, vinyl cushioned flooring and door to built in boiler cupboard with Ideal combination boiler providing domestic hot water and central heating systems and ample domestic drying and storage space etc.
GROUND FLOOR BATHROOM 2.49m x 1.93m (8’2” x 6’4”)
With Upvc double glazed frosted window to side, three spotlight fittings, modern towel radiator, half ceramic wall tiling in high gloss white tiles and mosaic tiles, a white suite comprising of low level WC, pedestal sink unit, corner bath unit with taps above, Triton Alicante electric shower and vinyl cushioned flooring.

FIRST FLOOR LANDING
With artex to ceiling, globe light fitting, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.45m x 3.25m (11’4” x 10’8”)
With Upvc double glazed window to front, coving to ceiling, three lamp light fitting, single panelled radiator, six power points and TV aerial lead.

BEDROOM TWO (REAR) 3.45m x 3.56m (11’4” x 11’8”)
With Upvc double glazed window to rear, thee lamp brass and glass light fitting, single panelled radiator, seven power points and built in double shaker oak effect wardrobes providing ample domestic hanging and storage space etc.

EXTERNALLY
FORE GARDEN

REAR GARDEN
Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property, brick paved providing ample domestic patio and sitting space, garden timber shed providing ample domestic storage space, flagged pathways and external water tap.

TERMS
The property is offered to let for a minimum term of six months at £495.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £595.00 will be taken against damage/breakages etc. The tenant will be expected to pay a non returnable fee of £105.00 including VAT, on application, to cover the costs of referencing, preparation of lease etc and there will be an additional £50.00 including VAT if a guarantor is required. Sorry no pets. Sorry no smokers. Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status, there is a cost of £19.20 payment payable direct to Ifaqs Ltd for this check.
SERVICES
Main services of gas, electricity, water and drainage are connected.

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.