

142 St. Johns Road, Biddulph, Stoke-On-Trent, Staffordshire, ST8 6ES



£595 PCM

OPEN 7 DAYS A WEEK

**** NEW ON THE LETTINGS MARKET **** Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully refurbished semi detached home in this pleasant Biddulph location which provides access to local shops, schools and amenities. This well presented semi detached home comes with the benefit of Upvc double glazing along with combi central heating and offering spacious well planned accommodation comprising of entrance hall, "L" shaped lounge / diner, NEW modern fitted kitchen with built in cooker, hob, extractor and to the first floor are three family sized bedrooms along with a beautiful NEW fully tiled bathroom. Externally the property offers gardens to front and rear along with off road parking for a vehicle. Internal inspection a must !

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed window to side, pendant light fitting, single panelled radiator, BT and Virgin connection points (subject to usual transfer regulations), three power points, oak effect laminate flooring, door to under stairs storage cupboard providing shelving and storage space, stairs to first floor landing and door leads off to;



L SHAPED LOUNGE / DINER 5.41m x 3.96m reducing in lounge area to 3.43m (17'9" x 13'0" reducing in lounge area to 11'3")

With Upvc double glazed window to front, Upvc double glazed window to rear, two three lamp light fittings, artex to ceiling, feature fireplace, inset modern coal effect electric fire, double panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and six power points.



MODERN FITTED KITCHEN / BREAKFAST ROOM 3.61m x 3.12m

(11'10" x 10'3")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel bowl and a half single drainer sink unit with mixer tap above, plumbing for automatic washing machine, double panelled radiator, vinyl cushioned flooring, ceramic high gloss splash back tiling, three lamp light fitting, built in four ring Lamona electric hob unit with oven beneath and extractor hood above, space for fridge/freezer, TV aerial lead (connections at tenants expense), BT telephone extension (subject to usual transfer regulations) and thirteen power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space (tenant's please do not enter), smoke alarm, pendant light fitting and doors to rooms including;

LUXURY FULLY TILED FIRST FLOOR BATHROOM 2.82m x 1.65m

(9'3" x 5'5")

With Upvc double glazed frosted window to rear and side, globe light fitting, white suite comprising low level dual flush WC, pedestal sink unit, panelled bath unit with Triton Madrid 2 electric shower, fully tiled in marble effect ceramics with marble effect, modern chrome towel radiator, vanity cupboard and built in boiler cupboard with Ideal combination boiler providing domestic hot water and central heating systems.



BEDROOM ONE (FRONT) 4.22m x 2.77m (13'10" x 9'1")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, pendant light fitting, single panelled radiator, artex to ceiling, TV aerial point and seven power points.



BEDROOM TWO (REAR) 4.22m x 2.49m (13'10" x 8'2")

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



BEDROOM THREE 2.77m x 1.91m (9'1" x 6'3")

With Upvc double glazed window to front, pendant light fitting, artex to ceiling, single panelled radiator, wood effect laminate flooring, two power points and double doors reveal built in wardrobe providing ample domestic hanging and storage space etc.



EXTERNALLY

FORE GARDEN

Bounded by garden stone walls and established hedges along with concrete block walls with flagged driveway providing off road parking, lawn section to frontage and access which leads alongside the property to;

REAR GARDEN

Bounded by concrete posts and timber fencing along with established laurels to borders, flagged area providing patio and sitting space, two lawn sections with further flagged area to rear providing further sitting and patio space etc.



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 £595.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £695.00 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 No DSS.. 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 lfaqs Ltd for this check.

SERVICES

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

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

<u>Monday - Friday</u>	<u>9.00am - 5.30pm</u>
<u>Saturday</u>	<u>9.00am - 4.30pm</u>
<u>Sunday</u>	<u>2.00pm - 4.30pm</u>

