

24 Silverdale Road, Wolstanton, Newcastle, Staffordshire, ST5



To Let Exclusive at £500 PCM

**** New On The Market **** Bob Gutteridge Estate Agents are delighted to bring to the lettings market this well presented charming elevated traditional fore courted terraced home which is ideally located in the Village of Wolstanton where local shops, schools and amenities can all be located along with access to both the A34 & A500. This spacious home offers well planned traditional accommodation comprising of entrance lobby, sitting room, lounge, fitted kitchen and to the first floor are two double bedrooms and a first floor family bathroom. Externally the property offers a forecourt to frontage along with enclosed rear yard plus off road parking and a garden area. This property is also enhanced with double glazing along with gas central heating.

ENTRANCE LOBBY

With part panelled part frosted front access door with double glazed skylight above, pendant light fitting, four double coat hooks and part panelled part double glazed door leads off to;

LOUNGE 3.76m reducing to 2.54m x 3.43m (12'4" reducing to 8'4" x 11'3")

With double glazed window to front, pendant light fitting, single panelled radiator, ceramic tiled hearth and surround, Virgin Media connection point (subject to usual transfer regulations), four power points, door to built in electricity meter cupboard with consumer unit and meter etc and part panelled part glazed door leads off to;

SITTING ROOM 3.71m x 3.76m (12'2" x 12'4")

With double glazed window to rear, pendant light fitting, double panelled radiator, TV aerial point and Virgin Media connection point (subject to usual transfer regulations), four power points, original quarry tiled flooring, built in storage cupboard providing shelving and storage space, stairs to first floor landing, door to kitchen and access leads off to;

CELLAR

With original stillage, pendant light fitting and shelving space.

FITTED KITCHEN 3.15m x 1.98m (10'4" x 6'6")

With double glazed window to side, four lamp LED spotlight fitting, frosted side access door, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space with round edge work surface, built in four ring gas hob unit with oven beneath and extractor hood above, ceramic splash back tiling, plumbing for automatic washing machine, built in stainless steel sink unit with chrome mixer tap, quarry tiled flooring, double panelled radiator, spurs for appliances and seven power points.

FIRST FLOOR LANDING

With battery mains smoke alarm, two pendant light fittings, two power points, single panelled radiator and door to;

BEDROOM ONE (FRONT) 3.43m x 3.76m (11'3" x 12'4")

With double glazed window to front, pendant light fitting, single panelled radiator, original cast iron fire surround, four power points and door to built in wardrobe providing ample domestic hanging and storage space etc.

BEDROOM TWO 2.87m x 3.76m (9'5" x 12'4")

With double glazed window to rear, pendant light fitting, single panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and four power points.

FIRST FLOOR BATHROOM 3.00m x 1.96m (9'10" x 6'5")

With access to loft space, pendant light fitting, white suite comprising of low level WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and thermostatic direct flow shower above, ceramic splash back tiling in mosaic tile effect, vinyl cushioned flooring, door to built in airing cupboard with copper hot water cylinder and ample domestic drying and storage space etc.

EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with flagged yard providing ease of maintenance and access provides off to external storage sheds providing external storage space etc.

REAR GARDEN

With flagged area providing off road parking for vehicle and lawn section.

SERVICES

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

TERMS

The property is offered to let for a minimum term of twelve months at £500.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £115.38 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £576.92 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