

25 Spencer Avenue, Endon, Stoke-On-Trent, Staffordshire, ST9



To Let Exclusive at £695 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this well presented traditional semi detached home situated in this highly regarded and popular residential district of Endon. The property has recently been re-decorated throughout along with new floor coverings plus a new combi central heating system to add to already comfort of Upvc double glazing. Internally the property comprises of entrance hall, downstairs w.c., open plan lounge/diner, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. Internal Inspection Advised !

STORM PORCH

With Upvc double glazed front access door with inset lead pattern and stained glass, glazed panels to sides plus skylight with inset lead pattern, ceramic tiled flooring and panelled door leads off to;

ENTRANCE HALL

With original frosted glazed panels to front with inset lead pattern and stained glass, Upvc double glazed window to side with inset lead pattern, coving to ceiling, three lamp light fitting, smoke alarm, panelled radiator, stairs to first floor landing and doors to rooms including;



DOWNSTAIRS W.C. 1.57m x 0.79m (5'2" x 2'7")

With Upvc double glazed frosted window to side, electricity consumer unit, a white suite comprising of low level dual flush w.c., vanity sink unit with monobloc chrome mixer tap above and vinyl cushion flooring.



LOUNGE / DINER 7.57m x 3.23m (24'10" x 10'7")

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylights, Upvc double glazed sliding patio door to rear, artex to walls plus ceiling, two three lamp light fittings, two double panelled radiators, two double wall light fittings, feature fireplace with inset electric coal effect fire, t.v. aerial connection lead and power points.



FITTED KITCHEN 4.42m x 2.72m reducing to 1.80m (14'6" x 8'11" reducing to 5'11")

With Upvc double glazed window to rear, Upvc double glazed window to side, Upvc double glazed frosted rear access door, fluorescent tube light fitting, double panelled radiator, a range of base and wall mounted beechwood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in plasticised sink unit with mixer tap above, plumbing for automatic washing machine, free standing gas cooker, t.v. aerial connection lead, ceramic tiled flooring and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, coving to ceiling, pendant light fitting, smoke alarm, power points and doors to rooms including;



BEDROOM ONE (FRONT) 3.40m x 2.79m to chimney breast (11'2" x 9'2" to chimney breast)

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, coving, single panelled radiator, built in double wardrobes providing ample domestic hanging space and storage space etc. plus power points.



BEDROOM TWO (REAR) 3.43m x 2.74m to chimney breast (11'3" x 9'0" to chimney breast)

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, single panelled radiator, power points and doors to built in wardrobes providing ample domestic hanging space and storage space etc..



BEDROOM THREE (REAR) 1.96m x 1.70m (6'5" x 5'7")

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



FIRST FLOOR BATHROOM 2.06m x 1.73m (6'9" x 5'8")

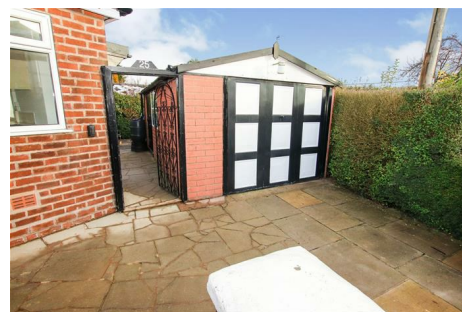
With Upvc double glazed frosted window to front, globe light fitting, artex to ceiling, access to loft space, a white suite comprising of low level w.c., panelled bath unit with Victorian style mixer tap with hair attachment, corner vanity sink unit, single panelled radiator and ceramic half wall tiling.

EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, crazy paved areas providing ease of maintenance, wrought iron gate provides pedestrian access to the front of the property, flagged pathways and access to;

SIDE PASSAGE



REAR GARDEN

Bounded by concrete post and timber fencing along with established shrubs to borders, brick paved and flagged area providing ample patio and sitting space etc., vehicular access to the side of the property providing off road parking plus access to a detached garage.



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 £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £160.38 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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