



57 Keeling Street, Wolstanton, Newcastle, ST5 0DL

£795 PCM

- Two Double Bedrooms
- Fitted Kitchen With Appliances
 - UPVC Double Glazing
 - On Street Parking
- Two Reception Rooms
 - Freshly Decorated
 - New Combi Boiler
- Paved Rear Garden At The Rear

FITTED KITCHEN, WHITE BATHROOM SUITE AND PAVED PATIO AT THE REAR!

This terraced property is in a really good location off Wolstanton Street with on street parking available at the front and a nice paved patio area to the rear!

The house itself has been freshly decorated and features an excellent fitted kitchen with integrated appliances and units with a white high gloss finish. The bathroom has a white suite and both bedrooms are doubles.

The heating is from a new combi boiler, the windows and external doors are UPVC double glazed units and we honestly don't think you'll find a better house than this in terms of presentation anywhere local!

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

SITTING ROOM

11'1" x 10'2" (3.38 x 3.10)

UPVC double glazed front door and UPVC double glazed window with fitted vertical blinds. Laminate-look vinyl flooring.

LIVING ROOM

11'6" x 11'1" (3.51 x 3.38)

UPVC double glazed window with fitted vertical blinds. Laminate-look vinyl flooring.

EXCELLENT FITTED KITCHEN

9'11" x 5'2" (3.02 x 1.57)

All new! Range of wall cupboards and base units with a white high gloss finish with concealed lighting and new integrated appliances to include an electric hob, under oven, cooker hood and microwave. Laminate-look vinyl flooring. UPVC double glazed window with fitted vertical blinds. Plumbing for washing machine. Radiator.

REAR HALL

Laminate-look vinyl flooring. UPVC double glazed rear door.

BATHROOM/WC

7'9" x 4'11" (2.36 x 1.50)

Laminate-look vinyl flooring. New white suite consisting of a panelled bath with shower fitting and curtain, pedestal wash basin and low level wc with concealed cistern. UPVC double glazed window with fitted vertical blinds. PVC panelled walls. Extractor. Stainless steel centrally heated towel rail radiator.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'1" x 10'1" (3.38 x 3.07)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

11'9" x 11'0" (3.58 x 3.35)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Access by loft ladder to the loft which contains the gas fired combi boiler for central heating and hot water.

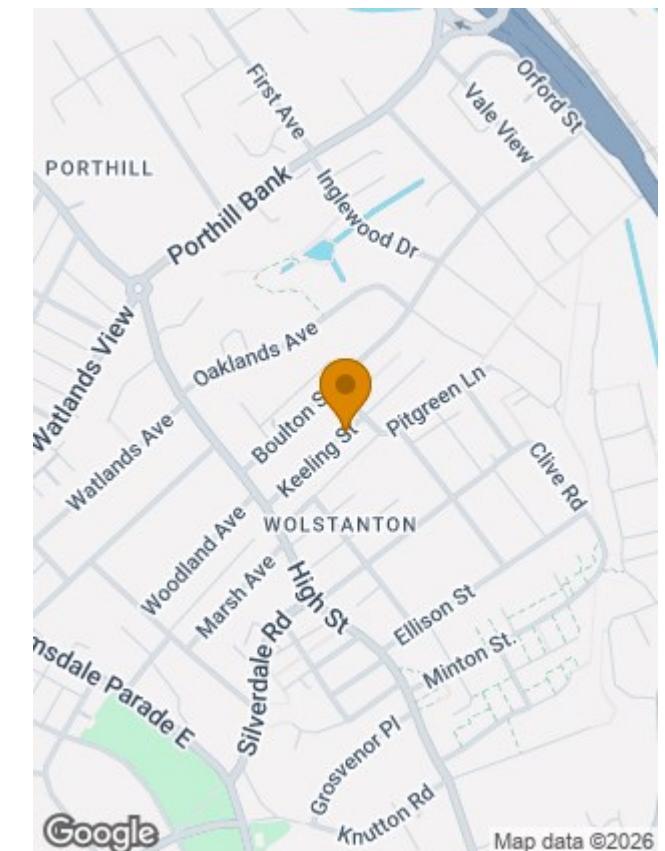
OUTSIDE

There is a large paved patio area to the rear of the property and on street parking is available in Keeling Street.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

Austerberry
the best move you'll make