

Wakefield Giles

Tel: 01782 897480



**Withnell Green
Fegg Hayes
ST6 6RL**

Monthly Rental Of £550



Spacious Semi Detached Property

Recently Refurbished

Gas Central Heating

Cul De Sac Setting

Off Street Parking

Council Tax Band A

Wakefield Giles, 73 High Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0ES

Wakefield Giles are happy to bring to the rental market this RECENTLY REFURBISHED three bedroom semi detached property with driveway parking. The property benefits from a recently fitted kitchen, fresh decor and recently fitted flooring. To the entrance level the property comprises of a spacious dining kitchen with a separate utility and a downstairs w/c, and a generous lounge. To the first floor the property has two double bedrooms, one single bedroom and shower room with a larger than average shower cubicle. Driveway parking, Gas Central Heating and Double Glazing. Close to local amenities and with links to the A34, A50 and M6.



ACCOMMODATION

Entrance

Entered via a white UPVC double glazed door, carpeted

Lounge

Carpeted, white UPVC double glazed windows to front and rear aspect of the property, wall mounted radiator, 3 double electric wall sockets and an electric fire,

Dining Kitchen

Cream wall and base units with grey worktops, black vinyl flooring, electric cooker, dishwasher, fridge freezer, stainless steel sink and drainer, 1 x wall mounted radiator, 4 x double electric sockets and 1 x single and under stairs storage space, smoke detector

Utility room

Cream wall and base units with grey work tops, stainless steel sink and drainer, black vinyl flooring, double glazed window to the front aspect, boiler, 1 x wall mounted radiator, 1 x double electric socket, double glazed door leading to gardens

W/C

White w/c with black vinyl flooring, double glazed window to side aspect

Stairwell

Carpeted, smoke detector and loft access

Master bedroom

Carpeted, wall mounted radiator, double glazed window to front aspect, 3 x double electric sockets and telephone socket

Bedroom 2

Carpeted, double glazed window to front aspect, wall mounted radiator, 2 x double electric sockets

Bedroom 3

Carpeted, double glazed window to rear aspect, wall mounted radiator, 2 x double electric sockets, single bed and dressing table

Shower Room

Fully tiled shower room with larger than average shower cubicle with electric shower, white 3 piece suite with vinyl flooring, double glazed frosted window to side aspect

Front garden

Front gardens with driveway parking, grassed areas with hedged boundaries.

Rear Garden

Low maintenance rear gardens



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.