



74 Douglas Road, Newcastle, ST5 9BJ

£1,200 Per Calendar Month

- Semi Detached Bungalow
- Unfurnished
- Pets Considered
- Wetroom DDA compliant
- Two Bedrooms
- Driveway Parking
- Utility Bills are not included
- Low Maintenance Garden

74 Douglas Road, Newcastle ST5 9BJ

****FULLY REFURBISHED****

A rare opportunity to rent this two bedroom semi detached bungalow, located in Newcastle Under Lyme, within walking distance of the town centre, shops, and amenities.

The accommodation comprises; Two bedrooms, kitchen including electric hob, oven, fridge freezer, washing machine. Living Room with patio door leading to a beautiful low maintenance garden.

The property benefits from a wetroom which is DDA compliant. The property further benefits from a detached single garage. Offered unfurnished and managed by Hammond Chartered surveyors.



Council Tax Band:



LIVING ROOM

3.19m x 5.14m (10'5" x 16'10")

Patio doors leading to rear garden, carpeted, radiator.

KITCHEN

2.37m x 2.91m (7'9" x 9'6")

Window to rear, door to side, newly fitted with a range of wall, base and drawer storage units, integrated electric hob and oven, washing machine, fridge freezer. Laminate flooring, radiator.

WETROOM

2.39m x 2.56m (7'10" x 8'4")

Window to side, w.c, wash hand basin. The wetroom has been newly fitted inline with DDA regulations with non slip flooring and a Triton shower.

BEDROOM ONE

3.87m x 3.70m max (12'8" x 12'1" max)

Window to front, carpeted, radiator.

BEDROOM TWO

3.70m x 2.43m (12'1" x 7'11")

Window to front and door to side, carpeted, radiator.

GARAGE

Driveway leading to a detached single garage.

EXTERIOR.

To the front of the property is a lawned area and driveway leading to the detached single garage.

To the rear of the property is a beautiful landscaped garden over three tiers with steps leading to each tier. Low maintenance with flower and shrub borders and artificial grass.

Style: Two Bedroom Semi Detached bungalow

Status: To Let

Availability: Now

Rent: £1200.00 per calendar month, monthly in advance by standing order

Holding Deposit: £276.00

Deposit: £1384.00 to be lodged with the Deposit

Protection Service

Other Costs: The tenant will be responsible for all

normal utilities charges and Council Tax charges

Furnishings: Unfurnished

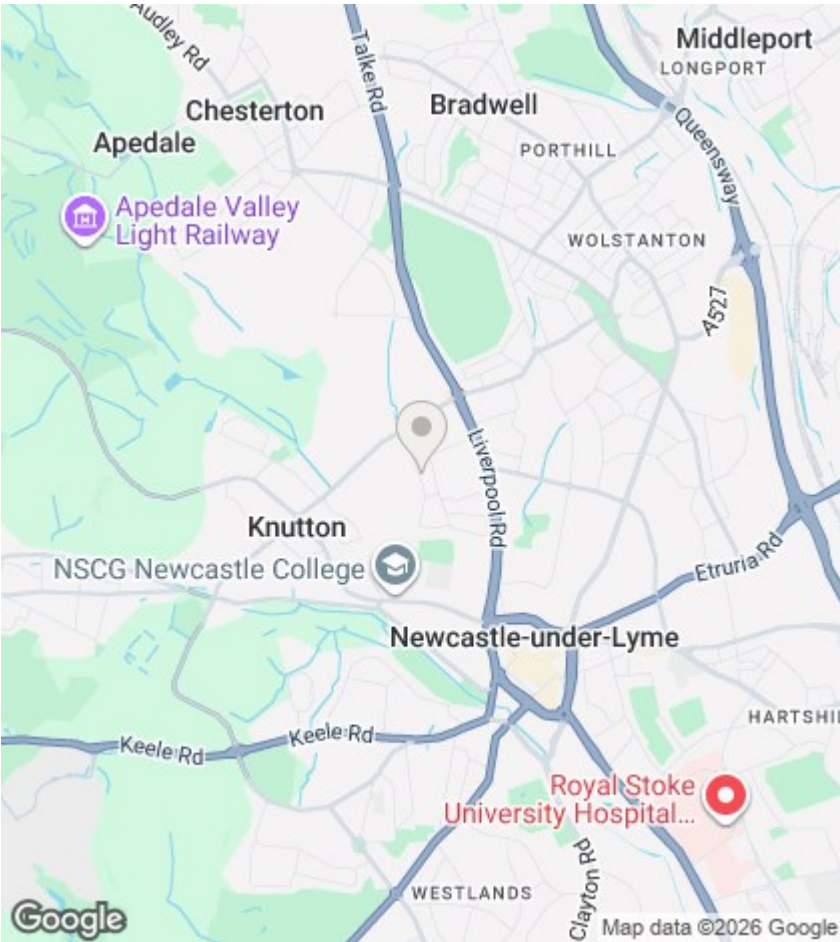
EPC Rating: C

Council Tax Band: Band B

Broadband: FTTC

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, O2, Vodafone

Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	