

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Ironbridge Drive, Newcastle, ST5 6ER

£895 PCM



- Ready To Let And Available Now!
- Gas Central Heating And Double Glazing
- Excellent Fully Fitted Kitchen
- White Bathroom Suite
- Perfectly Presented Throughout!
- Two Parking Spaces
- Two Double Bedrooms
- Be Quick!

Perfectly presented from top to bottom and ready for you to move into!

The standard of this house will take your breath away!

This is a modern middle town house which has fitted carpets, laminate or vinyl flooring throughout and is particularly well decorated from top to bottom. Patio doors lead out from the large and comfortable lounge into a delightful rear garden and the kitchen is fully fitted with a range of grey high gloss units together with an integrated oven, hob and hood.

There are two double bedrooms and a nice bathroom with a white suite and shower fitting and screen to the bath. Needless to say there is double glazing throughout as well as gas central heating and there are two parking spaces at the front of the house and there is a delightful garden at the back.

Ironbridge Drive is between Newcastle and Silverdale and really is in a great location!

Please see our video tour to find out more about the property or 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

### ENTRANCE HALL

Laminate flooring. Radiator. Lightshade. Stairs to the first floor.

### CLOAKROOM/WC

White low level wc and corner basin. Timber double glazed window with fitted blind. Fitted mirror. Lightshade.

### FULLY FITTED KITCHEN

9'10" x 5'8" (3.00 x 1.73)

Tile effect laminate flooring. Part tiled walls. A full range of wall cupboards and base units finished in grey and with soft close doors and drawers as well as an integrated gas hob, cooker hood with concealed lighting and under oven. Timber double glazed window. Spotlight fitting. Concealed Potterton central heating boiler.

### LOUNGE

15'8" x 12'0" (4.78 x 3.66 (4.77 x 3.65))

Laminate flooring. Two double radiators. Aluminium double glazed patio doors leading out into the garden. Useful under stairs storage cupboard with laminate flooring. Two light fittings.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12'0" x 9'7" (3.66 x 2.92)

Fitted carpet. Radiator. Timber double glazed window. Airing cupboard with insulated hot water cylinder.

### BATHROOM/WC

6'0" x 5'7" (1.83 x 1.70)

White suite featuring a shower fitting to the bath complete with screen, pedestal wash basin and low level wc. Part tiled walls. Fitted mirror. Electric shaver socket. Radiator. Extractor. Light fitting.

### BEDROOM TWO

12'1" x 9'8" (3.68 x 2.95)

Fitted carpet. Radiator. Timber double glazed window.

## OUTSIDE

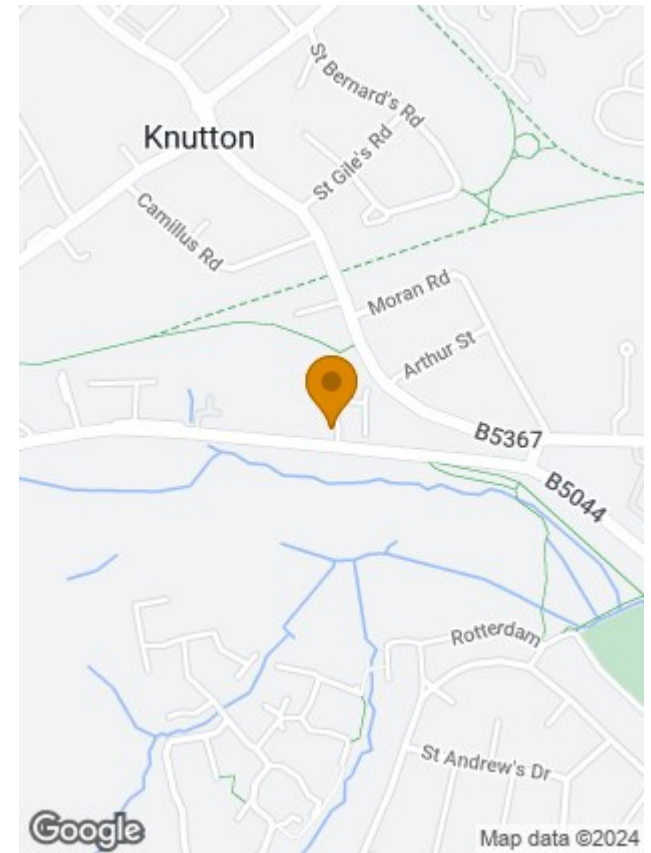
There are two car parking spaces at the front of the property and a lovely fenced rear garden with paved patio, lawn, borders and tool store.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto: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.

## MATERIAL INFORMATION

Rent - £895pcm  
Deposit - £1032  
Holding Deposit - £206  
Council Tax Band - B  
Minimum Rental Term – 6 months

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

**Austerberry**<sup>™</sup>  
the best move you'll make