

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Emsworth Road, Blurton, Stoke-On-Trent, ST3 3EN

PCM

£775 PCM



- Available To Let Now!
- Two Reception Rooms
- UPVC Double Glazing
- Popular Convenient Location
- Two Bedrooms
- Fully Fitted Kitchen
- Combi Boiler
- Off Road Parking

A semi-detached house on the ever-popular Blurton Farm Estate!

There's off road parking in the driveway at the front of the house, a garden area to the rear and two reception rooms as well as a fitted kitchen with a good range of units. There's also two double bedrooms and a bathroom upstairs.

The accommodation benefits from gas central heating from a combi boiler as well as UPVC double glazing and is in a convenient location, within walking distance of local schools!

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

UPVC double glazed front door. Grey laminate flooring. Radiator. UPVC double glazed rear door. Stairs leading to the first floor. Under stairs storage cupboard.

### LOUNGE

12'11" x 11'7" (3.94m x 3.53m)

Laminate flooring. Radiator. UPVC double glazed bay window. White fireplace surround with gas fire. Door leading into the...

### DINING ROOM

8'9" x 8'6" (2.67m x 2.59m)

Laminate flooring. Radiator. UPVC double glazed window. Door leading into the...

### KITCHEN

8'10" x 8'5" (2.69m x 2.57m)

Range of shaker style wall cupboards and base units with a grey/green paint effect finish. Grey laminate flooring. Part tiled walls. UPVC double glazed window. Plumbing for washing machine.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft. Storage cupboard/former airing cupboard.

## BEDROOM ONE

15'0" x 9'6" (4.57m x 2.90m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Built in storage cupboard containing the Alpha gas combi boiler for central heating and hot water.

## BEDROOM TWO

12'2" x 9'11" (3.71m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

7'11" x 5'6" (2.41m x 1.68m)

Laminate look vinyl flooring. White panelled bath with shower mixer and screen over and pedestal wash basin. Radiator. UPVC double glazed window. Fully tiled walls.

## W/C

Laminate look vinyl flooring. White low level wc. UPVC double glazed window.

## OUTSIDE

There is off road parking in the driveway at the front of the property together with a small front garden.

To the rear there is a covered passageway at the side of the property with a large storage shed and there is a garden to the rear.







## MATERIAL INFORMATION

Rent - £775pcm

Deposit - £894

Holding Deposit - £178

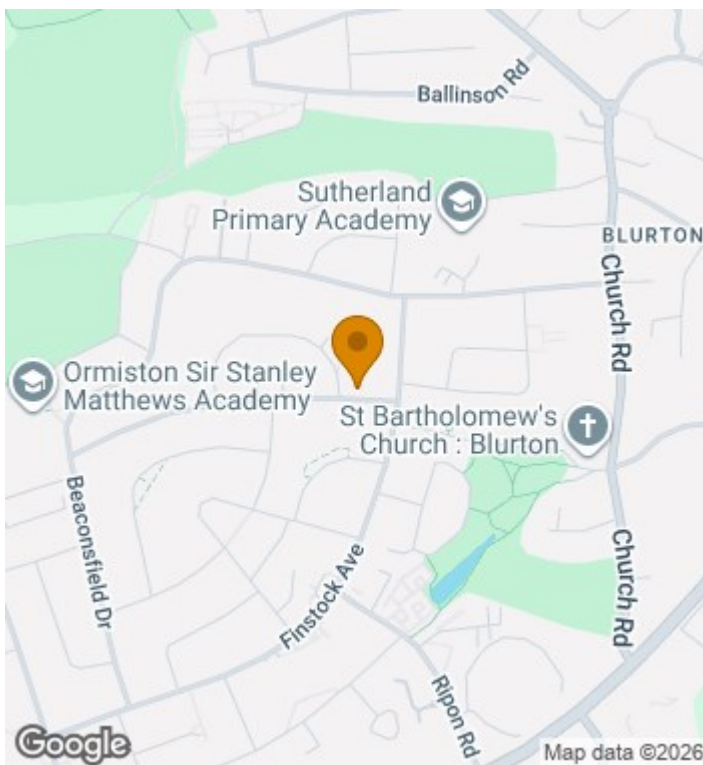
Council Tax Band - A

Minimum Rental Term – 6 months



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</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	



#### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* 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.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

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)

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