Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



22 Beswick Road, Fegg Hayes, Stoke-On-Trent, ST6 6JP

PCM

£850 PCM

- Available To Let Now!
- Modern Fitted Kitchen
- GF Bathroom With A White Suite
- Off Road Parking
- Freshly Decorated
- Three Bedrooms
- Lounge And Dining Rooms
- Rear Garden With Outhouse

Freshly Decorated Three-Bedroom Semi-Detached Home – Available Now!

A spacious and freshly decorated three-bedroom semi-detached house, offering comfortable, ready-to-move-into accommodation and available to let immediately.

Inside, you'll find a welcoming lounge, a modern fitted kitchen with an open archway leading into the dining room, creating a practical and sociable space for everyday living. The ground floor also benefits from a bathroom with a white suite.

Upstairs are three bedrooms, all with fitted carpets and fresh white décor, giving the property a bright, clean and neutral finish throughout.

Outside, there is the added convenience of a driveway to the front, while the rear features a low-maintenance garden together with a useful small outhouse providing additional storage.

A fresh, spacious and practical family home that's ready to move straight into – 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 vinyl flooring. Stairs to the first floor.

LOUNGE
11'11 x 11'10 (3.63m x 3.61m)
Grey fitted carpet. UPVC double glazed window with fitted vertical blinds. Radiator.

KITCHEN
Range of wall cupboards and base units with integrated electric oven and hob. Plumbing for washing machine. Tiled splashback. New mosaic style vinyl flooring. UPVC double glazed window. Spotlights. Combi boiler.

DINING ROOM
10'3 x 8'9 (3.12m x 2.67m)
Grey fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM
7'0 x 5'7 (2.13m x 1.70m)
White suite with shower fitting over the bath, wash basin and wc. Chrome heated towel rail radiator. Grey vinyl flooring. Part tiled walls.

FIRST FLOOR

BEDROOM ONE
11'6 x 10'8 (3.51m x 3.25m)
Grey fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO
11'3 x 8'5 (3.43m x 2.57m)
Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
7'11 x 6'3 (2.41m x 1.91m)
Grey fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE
There is a paved driveway with gates to the front of the property.

The rear garden is gravelled and paved with a small outhouse for storage.











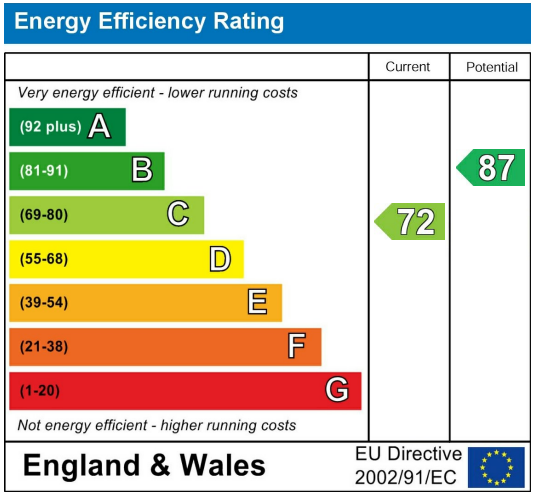
MATERIAL INFORMATION

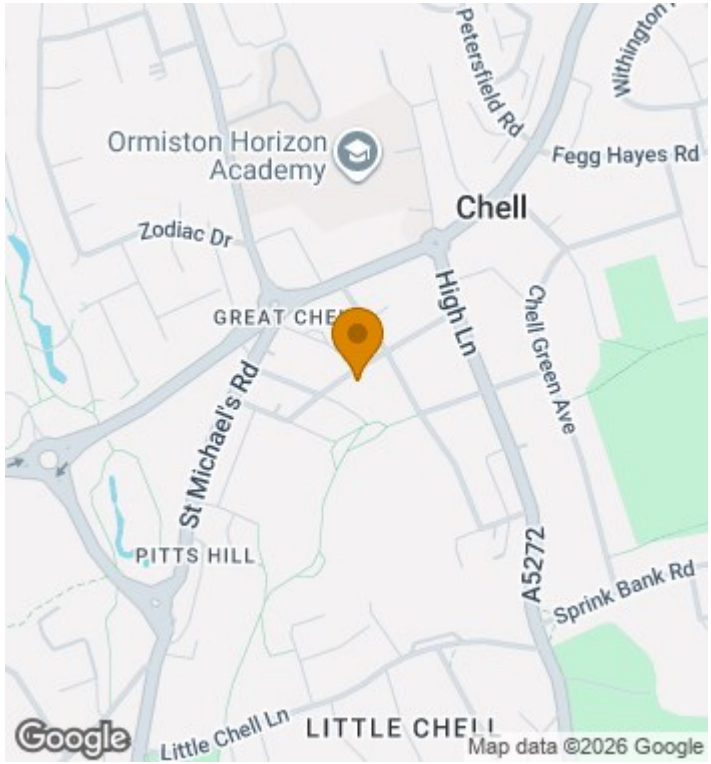
Rent - £850pcm

Deposit - £980

Holding Deposit - £196

Council Tax Band - A









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

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