

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



29 Belgrave Crescent, Dresden, Stoke-On-Trent, ST3 4NN

PCM

£895 PCM

- Available To Let Now!
- Fitted Kitchen With Integrated Appliances
 - Combi Boiler
 - Off Road Parking
- Two Bedrooms
- Upvc Double Glazing
- White Bathroom Suite
- Utility Out House

Ready to move into, an excellent two bedroom semi-detached house!

We are delighted to be marketing this two bedroom house to let which is ready for occupation now. The property offers a comfortable lounge and extended kitchen with integrated appliances and slate flooring. Upstairs there are two bedrooms with new fitted carpets and the bathroom has a white suite with shower over the bath and fully tiled walls.

Outside there is a useful outhouse with plumbing for a washing machine and the rear garden is a generous size with a lawn, gravel and paved areas. There is parking in the double length driveway to the front too!

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

Fitted floor mat. Upvc double glazed front door and window. Radiator. Stairs to the first floor.

LOUNGE

14'0 x 9'9 (4.27m x 2.97m)

Varnished floorboards. Radiator. Upvc double glazed bay window. Feature fireplace with living flame effect electric fire.

SUPERB KITCHEN + DINING AREA

14'3 x 13'11 (4.34m x 4.24m)

Range of white gloss wall cupboards and base units with an integrated gas hob, electric oven, grill, fridge and freezer. Two UPVC double glazed windows. Radiator. Slate flooring. UPVC double glazed external door. Under stairs storage cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. Upvc double glazed window.

BEDROOM ONE

12'4" into bay x 9'11" (3.76m into bay x 3.02m)

New fitted carpet. Radiator. Upvc double glazed bay window. Walk in wardrobe/storeroom with Upvc double glazed window.

BEDROOM TWO

9'1" x 7'8" (2.77m x 2.34m)

New fitted carpet. Radiator. Upvc double glazed window.

BATHROOM/WC

6'2" x 6'2" (1.88 x 1.88)

Tiled walls. Vinyl flooring. White suite with shower mixer taps to the bath, wash basin and wc. Upvc double glazed window. Centrally heated towel rail radiator. Cupboard containing the gas combi boiler.

OUTSIDE

There is a paved driveway and off road parking area to the front of the property and a delightful generous sized rear garden with lawn, gravel and paved areas with an external brick and tile utility room with plumbing for a washing machine.





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MATERIAL INFORMATION

Rent - £895pcm

Deposit - £1032

Holding Deposit - £206

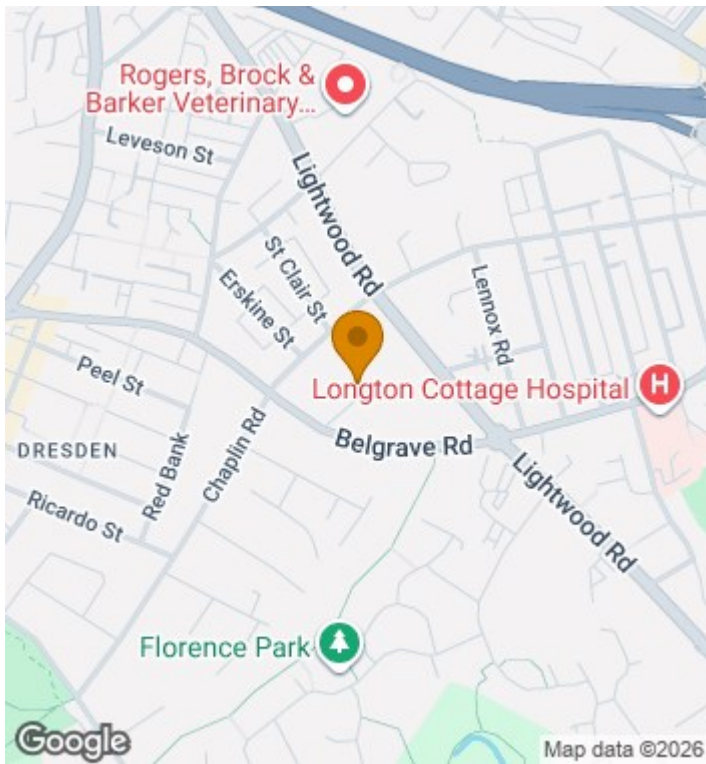
Council Tax Band - A

Minimum Rental Term – 6 months



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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