

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



59 Erskine Street, Dresden, Stoke-On-Trent, ST3 4NJ

PCM

£695 PCM

- Fully Modernised
- Two Reception Rooms
- GF White Bathroom Suite
- Double Glazing & Gas Central Heating
- Two Bedrooms
- Modern Fitted Kitchen
- FF Wc And Wash Basin
- Larger Than Usual Rear Yard

A modernised rental property with upstairs WC!

This house is excellently presented and offers two generous reception rooms, a modern kitchen with integrated appliances and a sleek bathroom suite on the ground floor. On the first floor are two double bedrooms with fitted carpets and even a WC with toilet and wash basin.

Outside you will find a larger than usual enclosed yard and the property benefits from double glazing and gas central heating.

Not to be missed - 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

SITTING ROOM

11'2 x 10'8 (3.40m x 3.25m)

Aluminium double glazed front door. UPVC double glazed bay window. Radiator. Wood effect laminate flooring. Under stairs cupboard with shelves.

LIVING ROOM

12'2 x 12'0 (3.71m x 3.66m)

UPVC double glazed window. Radiator. Wood effect laminate flooring.

KITCHEN

11'4 x 6'7 (3.45m x 2.01m)

Range of modern cream coloured shaker style units with integrated electric oven, hob and fridge freezer. Plumbing for washing machine. Tiled flooring and splashback. UPVC double glazed window. Aluminium double glazed external door.

BATHROOM

6'8 x 5'5 (2.03m x 1.65m)

Modern white suite consisting of a bath with shower and screen over, wash basin and wc. Tall radiator. Tiled flooring. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'3 x 10'10 (3.43m x 3.30m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Neutral decor.

BEDROOM TWO

12'1 x 8'8 (3.68m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed windows. Neutral decor. Two storage cupboards, one which contains the gas combi boiler.

WC

Vinyl flooring. Wash basin and wc.

OUTSIDE

There is a small forecourt to the front and an enclosed large rear yard.





MATERIAL INFORMATION

Rent - £695pcm

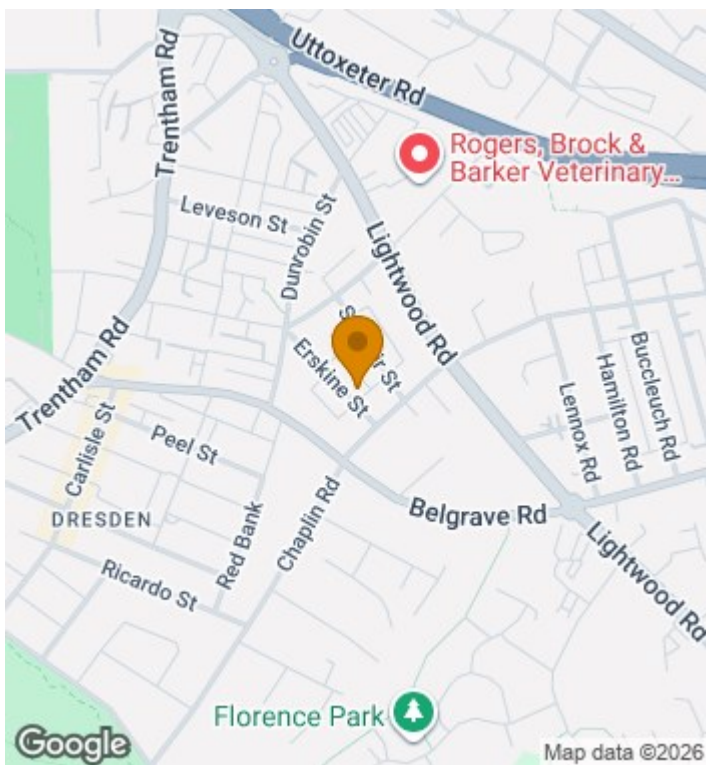
Deposit - £801

Holding Deposit - £160

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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.



TOTAL AREA: APPROX. 794.4 SQ. FEET
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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