

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



24 Cumming Street, Hartshill, Stoke-On-Trent, ST4 7NT

PCM

£725 PCM

- Ready To Let Now!
- Two Reception Rooms
- Tiled Shower Room
- Combi Boiler
- Two Bedrooms
- Modern Fitted Kitchen
- UPVC Double Glazing
- Just Off Hartshill Road

AVAILABLE TO LET NOW!
MODERN FITTED KITCHEN AND IDEAL HARTSHILL
LOCATION!

This house is immaculate and ready for the new tenants! with two reception rooms, modern kitchen, tiled shower room and two bedrooms upstairs this house is excellent.

What more could you possibly want from a rental property which is ideally located just off Hartshill Road, conveniently close to local shops and within walking distance of Royal Stoke Hospital?

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

11'3" x 10'5" (3.43 x 3.18)

New grey fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains.

LIVING ROOM

11'3" x 10'4" (3.43 x 3.15)

New grey fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains. Walk in under stairs storage cupboard. Stairs leading to the first floor.

NEWLY FITTED KITCHEN

10'5" x 6'1" (3.18 x 1.85)

Tiled floor and part tiled walls. Brand new range of wall cupboards and base units finished in white and complete with new integrated electric hob, stainless steel cooker hood and under oven. Wall mounted Ideal gas fired combination boiler for central heating and hot water. UPVC double glazed window.

REAR HALL

Tiled floor. Storage cupboard. Rear external door.

SHOWER ROOM/WC

5'11" x 5'8" (1.80 x 1.73)

Tiled walls and floor. Radiator. UPVC double glazed window. Modern white suite consisting of a low level wc, pedestal wash basin and corner shower with curved sliding doors. Extractor.

FIRST FLOOR

LANDING

New grey fitted stair and landing carpets.

BEDROOM ONE

11'2" x 10'5" (3.40 x 3.18)

New grey fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains.

BEDROOM TWO

11'3" x 10'4" (3.43 x 3.15)

New grey fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains. Walk in storage cupboard.

OUTSIDE

On street parking at the front of the property. Small paved potential patio area at the rear.





MATERIAL INFORMATION

Rent - £725pcm

Deposit - £836

Holding Deposit - £167

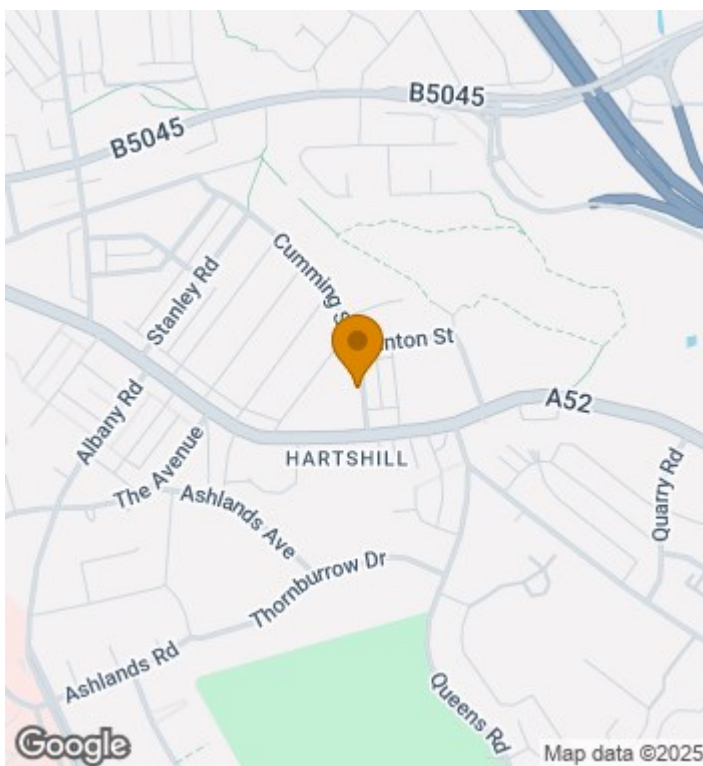
Council Tax Band - A

Minimum Rental Term – 6 months



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.

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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