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## 3 Hunters Way, Penkhull, Stoke-on-Trent, ST4 5EJ

### £925 PCM

- Semi Detached House
- Part Furnished
- Pets Considered
- Far Reaching Views
- Three Bedrooms
- On Street Parking
- Utility Bills are not included
- Close to Royal Stoke University Hospital

# 3 Hunters Way, Stoke-on-Trent ST4 5EJ

Three bedroom Semi Detached property in the popular area of Penkhull close to the hospital. The property is set on a hill with far reaching views. The accommodation comprises: Entrance Hall, Lounge, Breakfast Kitchen, Three Bedrooms and bathroom.
The property is emmaculatly presented.

3 1 1 C

Council Tax Band: A







ENTRANCE HALL
Door to front, radiator, carpeted, stairs leading off.

LIVING ROOM
12' 3" x 15' 0" (3.75m x 4.59m)
Window to front, radiator, carpeted.

BREAKFAST KITCHEN
12' 4" x 9' 1" (3.76m x 2.79m)
Window to rear, radiator, vinyl flooring, fitted with a range of wall, base and drawer storage units, gas hob and electric oven.
Pantry and two useful storage cupboards

BATHROOM
5' 5" x 7' 6" (1.67m x 2.30m)
Two windows to the rear, radiator, vinyl flooring, white suite comprising bath with shower over, w.c and was hand basin.

BEDROOM ONE
14' 7" x 7' 11" (4.46m x 2.42m)
Window to rear, carpeted, radiator.

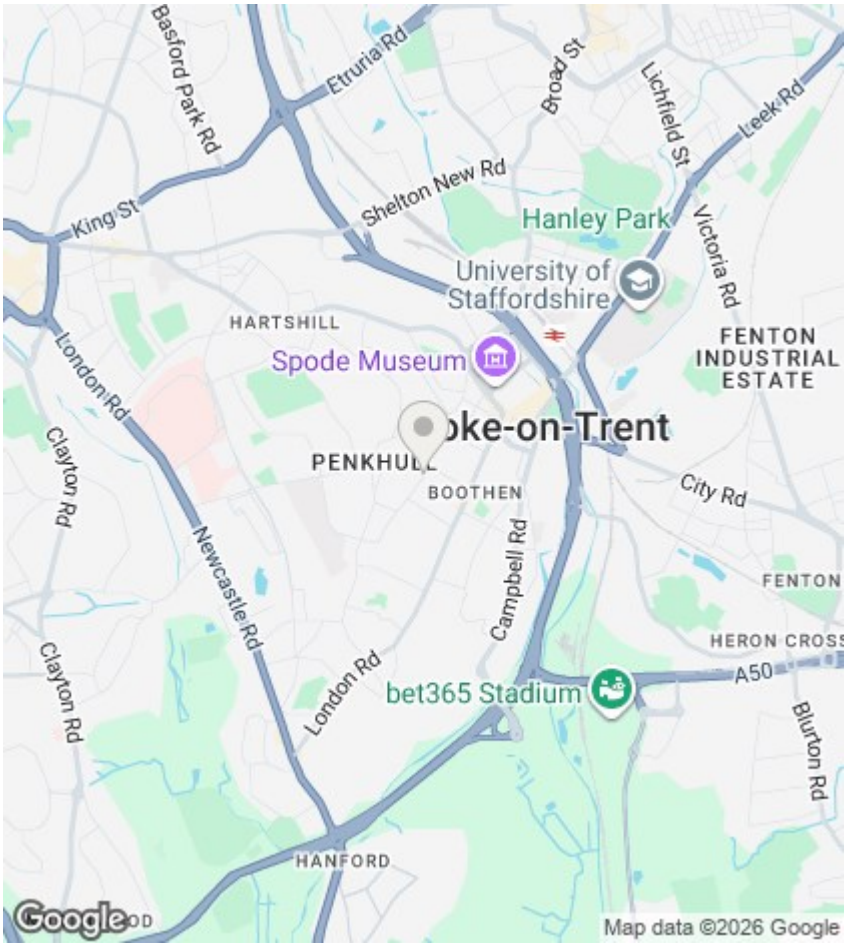
BEDROOM TWO
9' 7" x 10' 7" (2.93m x 3.23m)
Window to front, radiator, carpeted, wardrobe store area

BEDROOM THREE (ATTIC)
16' 2" x 12' 1" (4.93m x 3.69m)
Two Velux windows, carpeted, two radiators, far reaching views.

EXTERIOR
To the front of the property: Garden
To the rear of the property: Enclosed low maintenance garden.

Style: Three bedroom Semi Detached House
Status: To Let
Availability: Now
Rent: £925.00 per calendar month, monthly in advance by standing order
Holding Deposit: £213.00
Deposit: £1067.00 to be lodged with the Deposit Protection Service
Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges
Furnishings: Part Furnished
EPC Rating: C

Council Tax Band: Band A
Broadband: FTTP
Mobile Phone Signal: You are likely to have good coverage in the area with the following provider, O2
Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



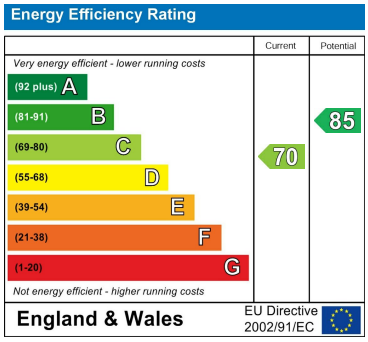

## Directions

## Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

## EPC Rating:

C




Lymdale Business Centre, Lymdale Business Park Hooters Hall Road, Newcastle under Lyme, Staffordshire, ST5 9QF
01782 659905
info@hammondsurveyors.co.uk
www.hammondsurveyors.co.uk