



## 444 Hartshill Road, Stoke-On-Trent, ST4 7PL

£850 Per Calendar Month

- Mid Terraced House
- Unfurnished
- Utility Bills are Not Included
- Two Bedrooms
- On Street Parking
- Fully Refurbished
- Managed by Hammond Chartered Surveyors

# 444 Hartshill Road, Stoke-On-Trent ST4 7PL

**\*\*NEWLY REFURBISHED\*\*NEWLY DECORATED\*\*NEW KITCHEN\*\*NEW SHOWER ROOM\*\*NEW FLOORING**  
Fantastic opportunity to rent this fully refurbished Two Bedroom Mid Terraced Home. Within walking distance of Royal Stoke University Hospital.

The accommodation comprises; Two reception rooms, rear reception room having patio doors to rear garden. newly fitted kitchen with integrated electric oven and hob, ground floor shower room, two bedrooms and loft area.

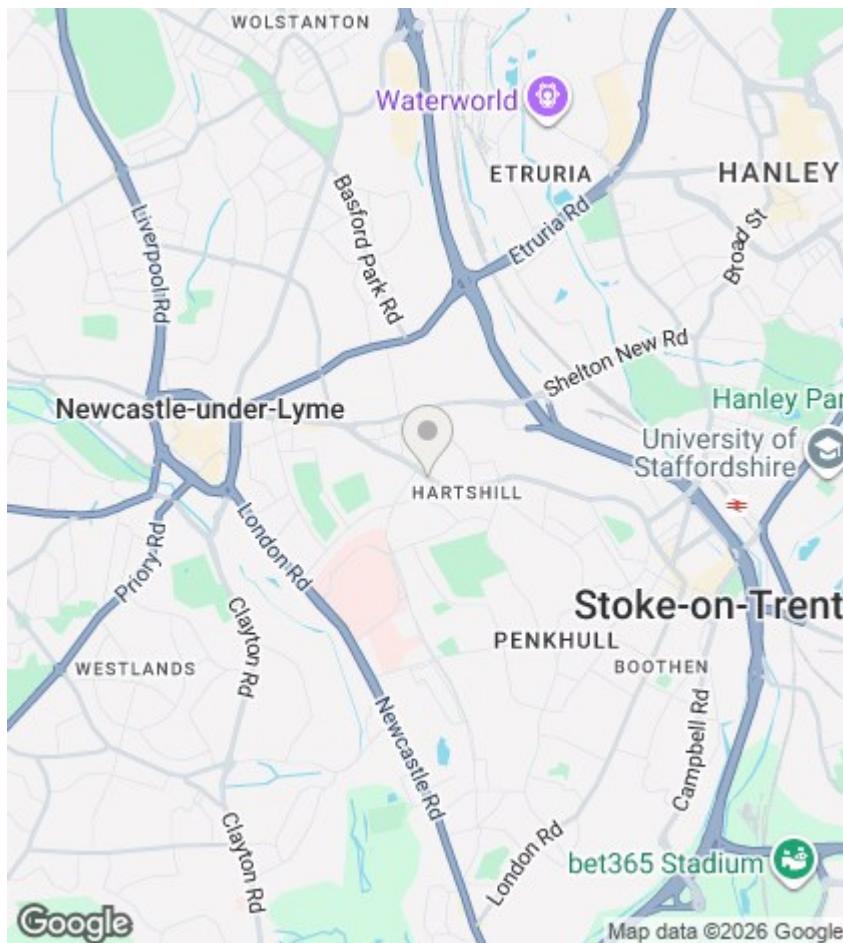
To the rear of the property is a good sized paven yard with a pedestrian access gate.



Council Tax Band: A



FRONT RECEPTION ROOM 3.61m x 3.44m (11'10" x 11'3" ) Window to front, newly carpeted and decorated, radiator.	EPC Rating: E Council Tax Band: Band A Broadband: FTTP Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, O2, Vodafone 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.
REAR RECEPTION ROOM 3.58m x 3.75m (11'8" x 12'3") Patio doors to rear garden, newly carpeted and decorated, radiator.	
KITCHEN 3.48m x 1.89m (11'5" x 6'2" ) Window to side, tiled floor, newly fitted kitchen with a range of wall, base and drawer storage units, integrated electric oven and hob.	
GF SHOWER ROOM 2.29m x 13.4m (7'6" x 43'11" ) Window to side, ladder style towel radiator, newly fitted with a double shower cubicle, wash hand basin, w.c, fully tiled walls and floor.	
BEDROOM ONE 3.59m x 3.72m (11'9" x 12'2" ) Window to rear, newly carpeted, radiator, feature fire surround, door to loft area.	
LOFT AREA 3.15m x 5.53m (10'4" x 18'1" ) Velux window, newly carpeted, radiator.	
BEDROOM TWO 3.60m x 3.39m (11'9" x 11'1" ) Window to front, newly carpeted, radiator, feature fire surround.	
EXTERIOR To the rear of the property is a good sized paved yard with pedestrian access gate.	
Style: Two Bedrom Mid Terraced House Status: To Let Availability: Now Rent: £850.00 per calendar month, monthly in advance by standing order Holding Deposit: £196.00 Deposit: £980.00 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: Unfurnished	



Directions

## Viewings

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

## EPC Rating:

E

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		47
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	