

## 111 St. Michaels Road, Pittshill, Stoke-on-Trent, ST6 6LD

£825 PCM

- Mid Terraced House
- Unfurnished
- Utility Bills are not included
- Recently Decorated Throughout
- Three Bedrooms
- On Street Parking
- Newly Fitted Kitchen
- New Flooring



# 111 St. Michaels Road, Stoke-on-Trent ST6 6LD

\*\*\*NEWLY FITTED KITCHEN\*\*\* NEWLY DECORATED\*\*\*NEW CARPETS\*\*\*

Spacious three bedroom mid terraced property. The accommodation comprises; Entrance Porch, Entrance Hall, Two Reception Rooms, Kitchen, GF Shower Room, Three Bedroom and family bathroom. Good sized rear garden.

The property has been fitted with a new kitchen, redecorated throughout and new flooring. Offered unfurnished and managed by Hammond Chartered Surveyors.



Council Tax Band: A



#### ENTRANCE PORCH

Door to front.

#### ENTRANCE HALL

0.86m x 3.40m (2'9" x 11'1" )

Minton Hollins tiled floor, radiator, door to cellar.

#### FRONT RECEPTION ROOM

3.10m x 3.43m (10'2" x 11'3" )

Window to front, carpeted, radiator.

#### REAR RECEPTION ROOM

3.38m x 4.09m (11'1" x 13'5" )

Window to rear, carpeted, radiator, feature fireplace.

#### KITCHEN

3.59m x 2.50m (11'9" x 8'2" )

Window to side, vinyl flooring, radiator. Newly fitted kitchen comprising wall, base and drawer storage units, stainless steel sink and drainer, space for gas oven. No white goods included.

#### GF SHOWER ROOM

2.53m x 1.81m (8'3" x 5'11" )

Window to side, tiled floor, radiator, w.c, wash hand basin, shower cubicle.

#### BEDROOM ONE

3.38m x 3.61m (11'1" x 11'10" )

Window to rear, carpeted, radiator, store cupboard.

#### BEDROOM TWO

2.40m x 3.43m (7'10" x 11'3" )

Window to front, carpeted, radiator.

#### BEDROOM THREE

2.49m x 2.07m (8'2" x 6'9" )

Window to front, carpeted, radiator.

#### BATHROOM

3.83m x 2.51m (12'6" x 8'2" )

Window to rear, vinyl flooring, radiator. Bath, w.c, wash hand basin. Storage cupboard housing boiler.

#### EXTERIOR

Good sized rear garden.

Style: Three Bedroom Mid Terraced House

Status: To Let

Availability: Now

Rent: £825.00 per calendar month, monthly in advance

by standing order

Holding Deposit: £190.00

Deposit: £951.00 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

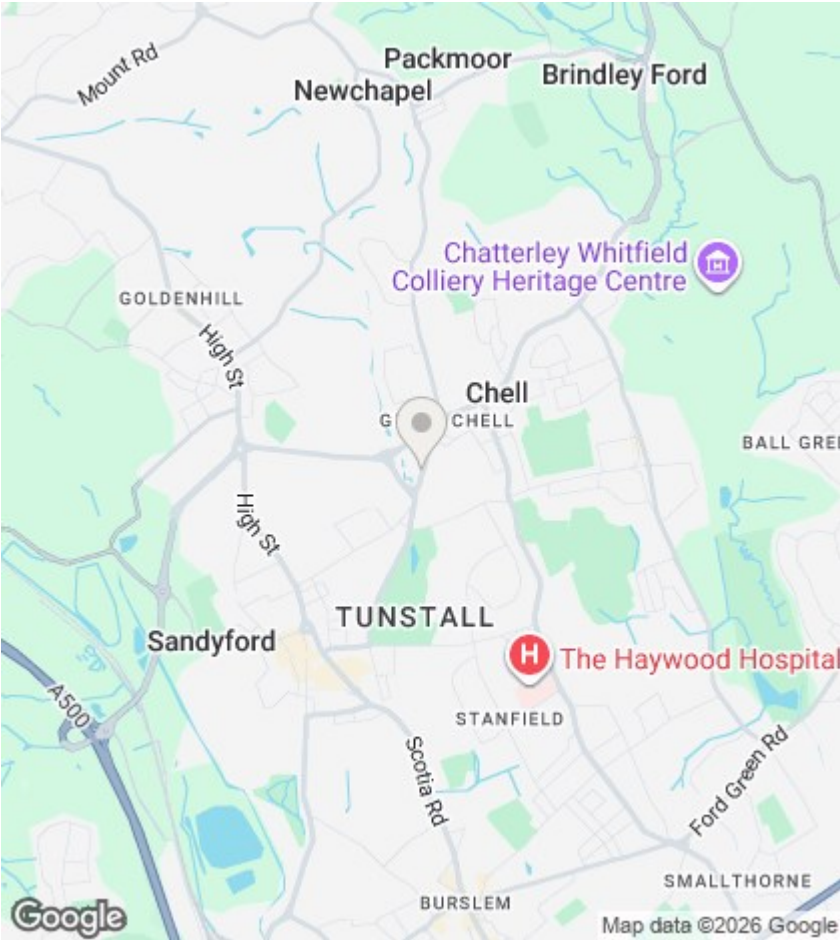
EPC Rating: E

Council Tax Band: Band A

Broadband: FTTC

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, 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.



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		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	