



## 36 Robert Heath Street, Smallthorne, Stoke-on-Trent, ST6 1LH

£810 PCM

- Mid Terraced House
- Unfurnished
- Utility Bills Not Included
- New Kitchen / New Bathroom / New Flooring
- Two Bedrooms
- On Street Parking
- Recently Refurbished

## 36 Robert Heath Street, Stoke-on-Trent ST6 1LH

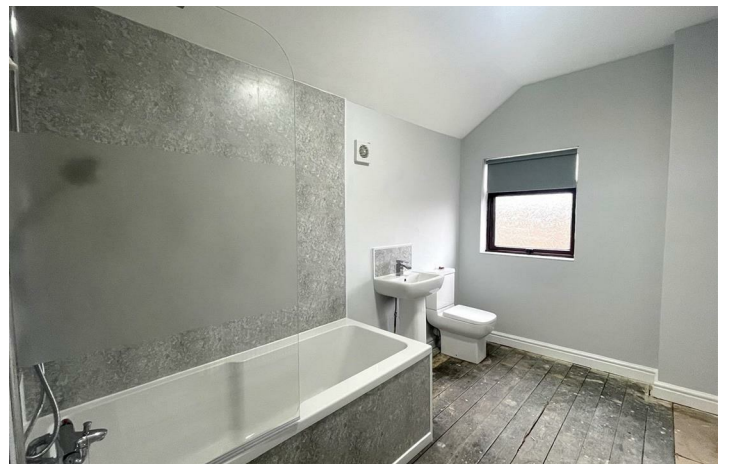
**\*\*\*NEWLY REFURBISHED\*\*\*NEW CARPETS\*\*\*NEW KITCHEN\*\*\*NEW BATHROOM\*\*\***

Two Bedroom Terraced house located in Smallthorne walking distance of shops and amenities. Easy access to the main road networks.

The property has undergone full refurbishment to include new kitchen and bathroom, new flooring throughout and fully redecorated. The accommodation comprises; Front Reception Room, Rear Reception Room, Kitchen, GF w.c, Two Bedrooms and First Floor Family bathroom. To the rear of the property is an enclosed yard with a pedestrian access gate. The property is offered unfurnished and Managed by Hammond Chartered Surveyors.



Council Tax Band: A



#### FRONT RECEPTION ROOM

3.59m x 3.10m (11'9" x 10'2" )

Upvc door to front, window to front, carpeted, radiator.

#### REAR RECEPTION ROOM

3.64m x 3.34m (11'11" x 10'11" )

Window to rear, carpeted, radiator. Under stair store cupboard.

#### KITCHEN

3.52m x 2.09m (11'6" x 6'10" )

Window to side, tiled floor, radiator. Newly fitted kitchen comprising a range of wall, base and drawer storage units, stainless steel sink and drainer, integrated gas hob and electric oven.

#### REAR LOBBY

Vinyl flooring, upvc door to rear.

#### GF W.C

Window to rear, vinyl flooring.

#### BEDROOM ONE

3.14m x 3.61m (10'3" x 11'10" )

Window to front, carpeted, radiator.

#### BEDROOM TWO

3.42m x 2.75m (11'2" x 9'0" )

Window to rear, carpeted, radiator.

#### BATHROOM

2.11m x 3.49m (6'11" x 11'5" )

Window to rear, vinyl flooring, radiator. Newly fitted with a white suite comprising, bath with rainwater shower over, w.c, wash hand basin.

#### EXTERIOR.

To the rear of the property is an enclosed yard with a pedestrian access gate.

Style: Two Bedroom Mid Terraced House

Status: To Let

Availability: 24th March 2025

Rent: £750.00 per calendar month, monthly in advance by standing order

Holding Deposit: £173.00

Deposit: £865.00 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

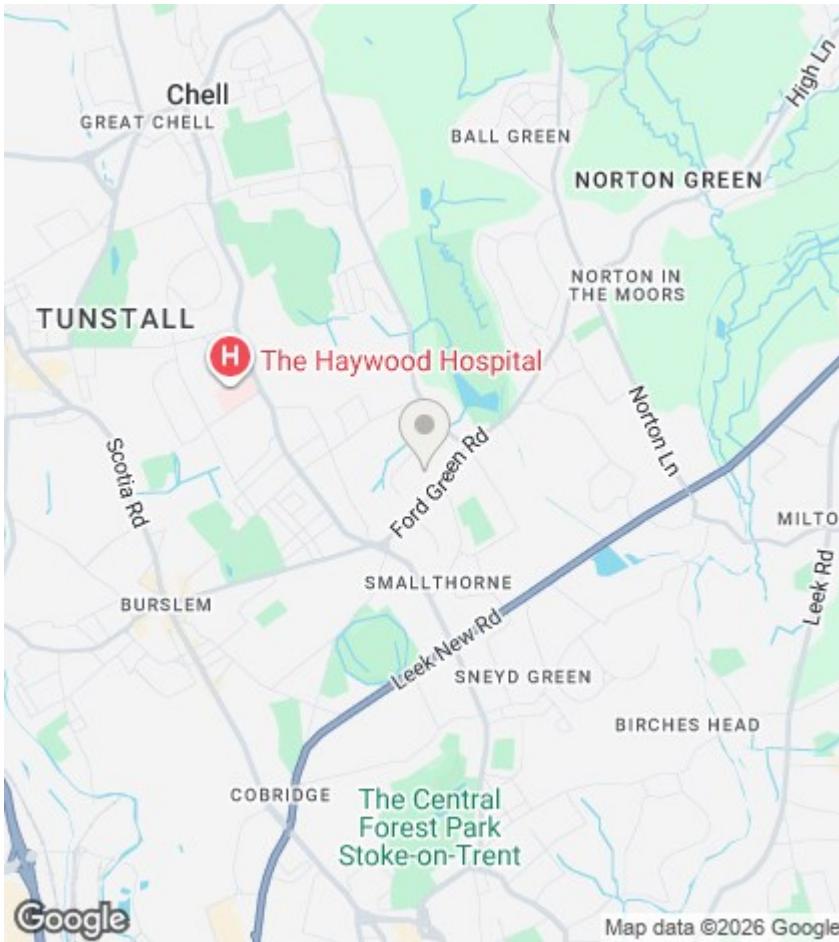
EPC Rating: E

Council Tax Band: Band A

Broadband: FTTP

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	