



15 Mellor Street, Packmoor, Stoke-On-Trent, ST7 4SN

£850 Per Calendar Month

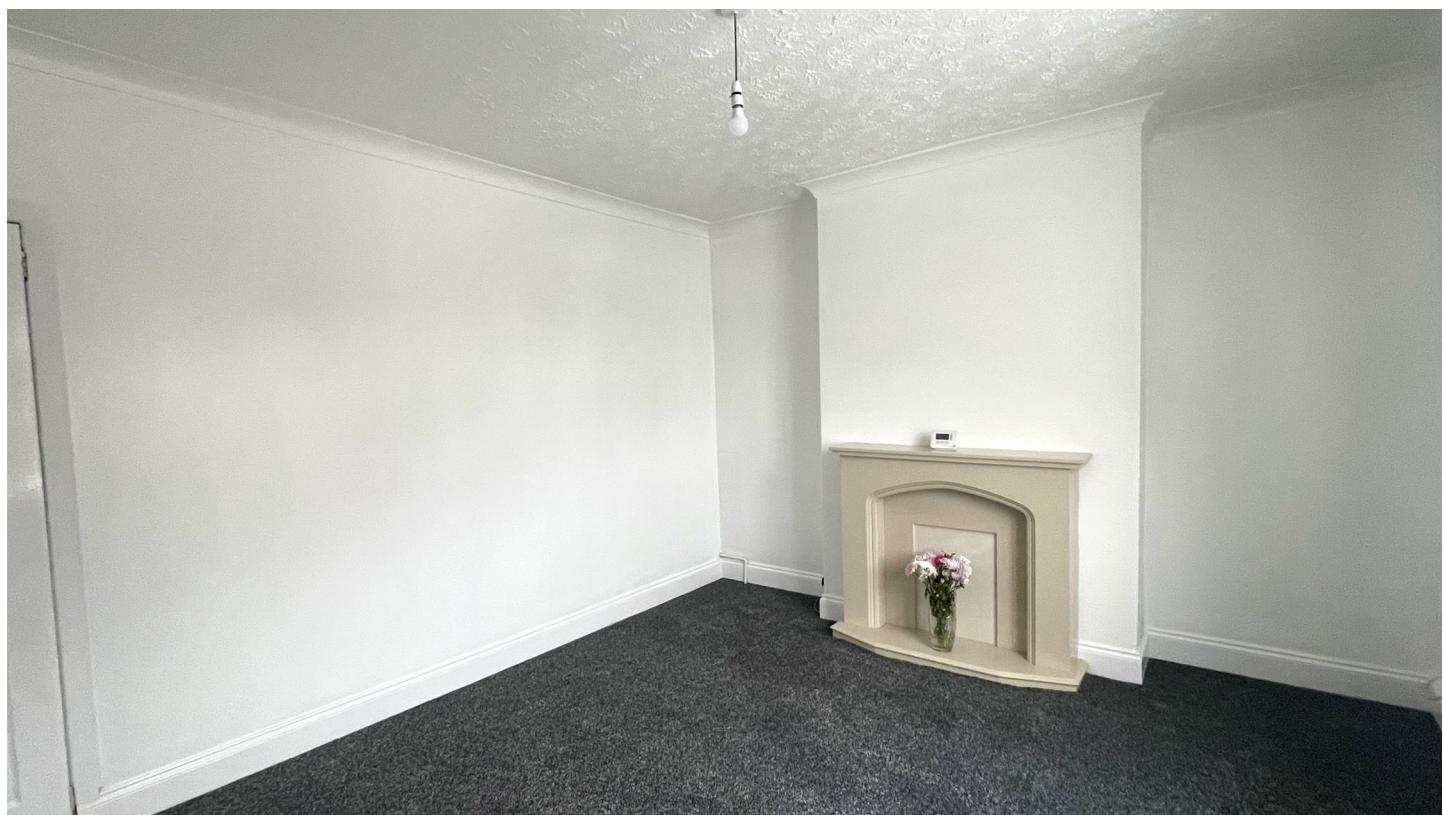
- Semi Detached House
- Unfurnished
- Pets Considered
- Gardener Included
- Two Bedrooms
- On Street Parking
- Utility Bills are not included

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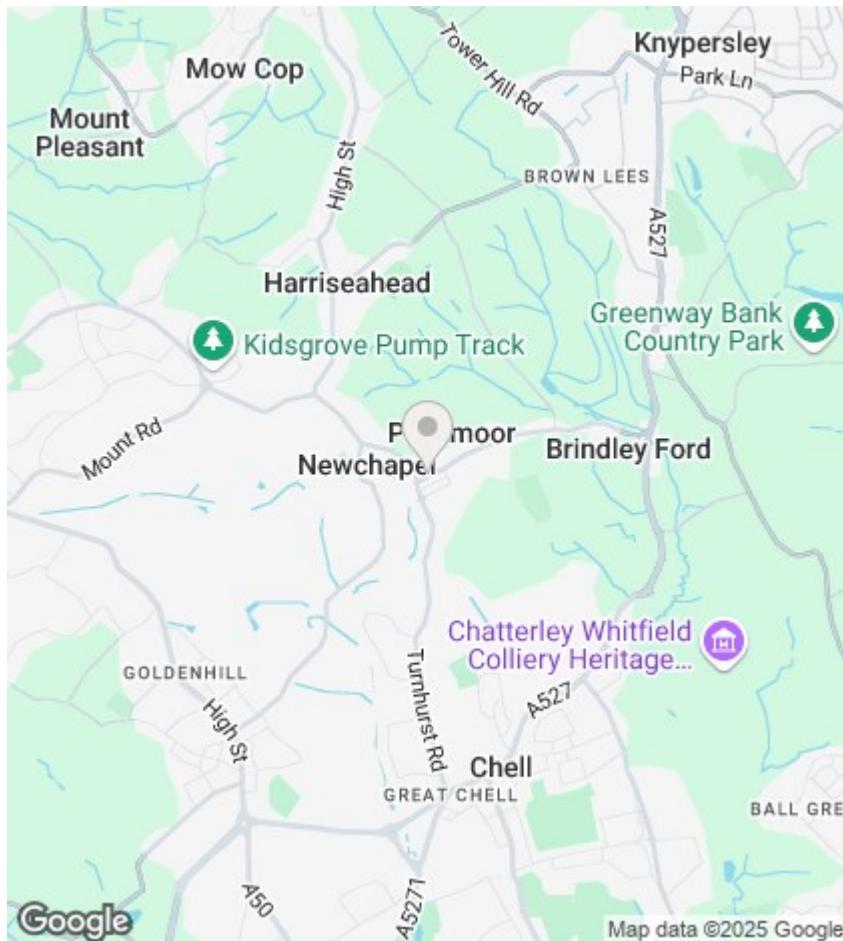
Superbly appointed Two Bedroom Semi Detached home located in Packmoor, close to shops and amenities. The property has recently been redecorated and new carpets. The accommodation comprises; Entrance Hall, GF W.c, Breakfast Kitchen with integrated gas hob and electric oven, Living Room, Two Bedroom, Shower room. Benefitting from a large rear garden and gardener included. The property is offered unfurnished and Managed by Hammond Chartered Surveyors.



Council Tax Band: B



ENTRANCE HALL	Furnishings: Unfurnished
Upvc door to side, vinyl flooring, under stair store.	EPC Rating: TBC
GF WC	Council Tax Band: Band B
0.92m x 1.52m (3'0" x 4'11")	Broadband: FTTP
Window to side, vinyl flooring, radiator, w.c.	Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, O2, Vodafone
LIVING ROOM	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.
4.27m x 3.63m (14'0" x 11'10")	
Window to front, carpeted, radiator, feature fire place.	
BREAKFAST KITCHEN	
4.25m x 2.71m (13'11" x 8'10")	
Door & window to rear, vinyl flooring, radiator. Fitted with a range of wall, base and drawer storage units, integrated gas hob and electric oven. space for tumble dryer.	
LANDING	
Window to side.	
BEDROOM ONE	
4.24m x 3.62m (13'10" x 11'10")	
Window to front, carpeted, radiator. Storage cupboard housing boiler.	
BEDROOM TWO	
2.47m x 3.22m (8'1" x 10'6")	
Window to rear, carpeted, radiator.	
SHOWER ROOM	
1.91m x 1.63m (6'3" x 5'4")	
Window to rear, vinyl flooring, radiator. Double shower cubicle, w.c, wash hand basin.	
EXTERIOR	
To the front of the property is a small garden, with a pathway leading to the side of the property to a large rear well maintained garden. A gardener is included in the rental.	
Style: Two Bedroom Semi Detached 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	



Directions

Viewings

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

EPC Rating:

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