



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

£850 Per Calendar Month

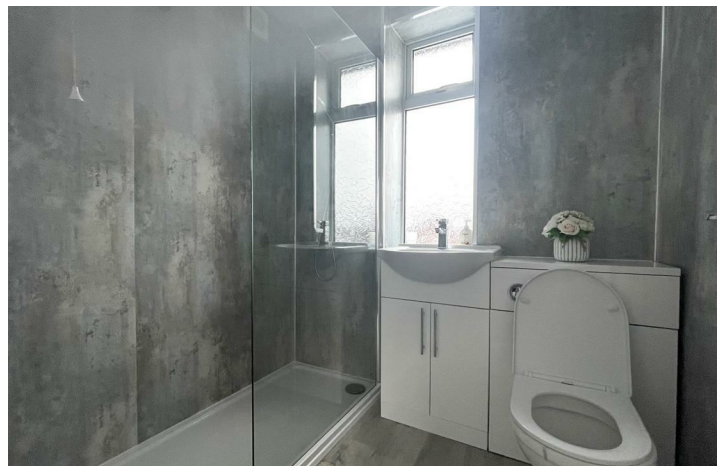
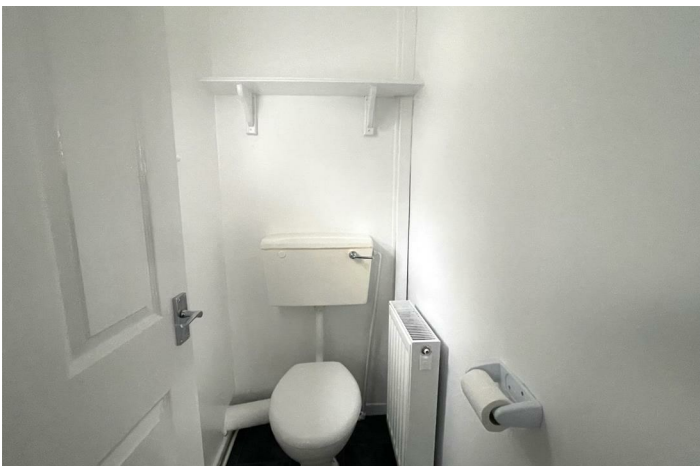
- Semi Detached House
- Unfurnished
- Pets Considered
- Gardener Included
- Two Bedrooms
- On Street Parking
- Utility Bills are not included

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

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

Upvc door to side, vinyl flooring, under stair store.

GF WC

0.92m x 1.52m (3'0" x 4'11")

Window to side, vinyl flooring, radiator, w.c.

LIVING ROOM

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

Furnishings: Unfurnished

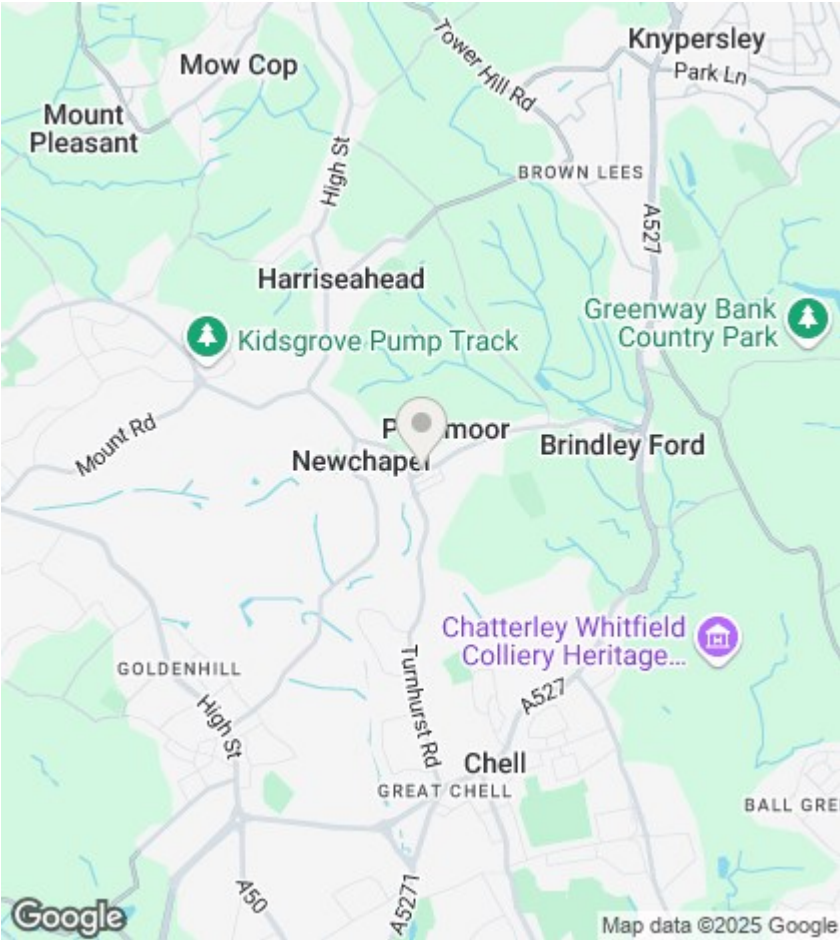
EPC Rating: TBC

Council Tax Band: Band B

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	