



## 28 Derry Street, Heron Cross, Stoke-On-Trent, ST4 3BD

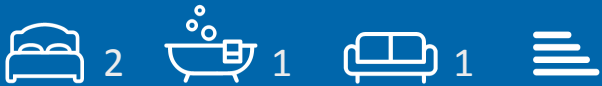
£750 Per Calendar Month

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

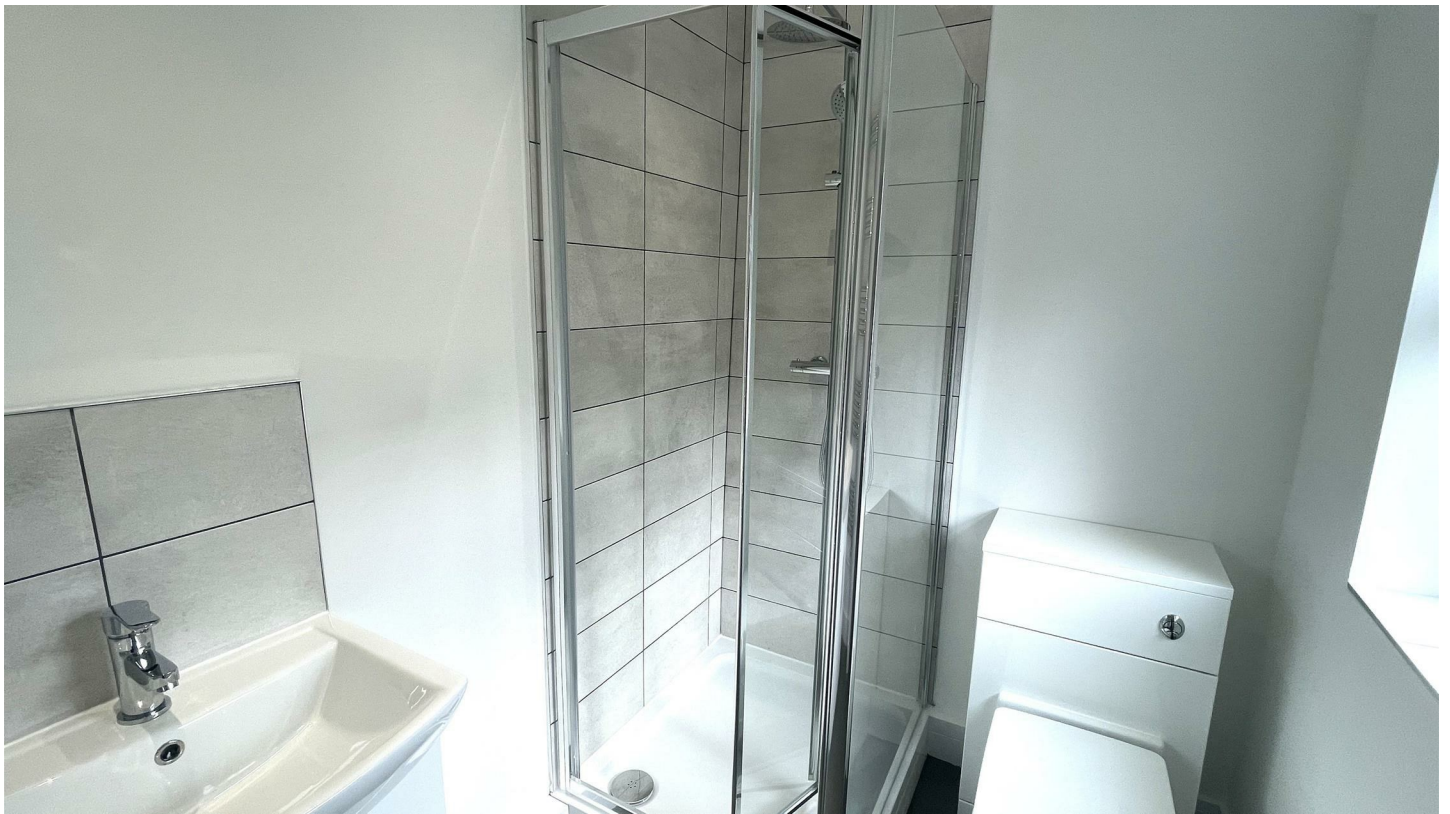
## 28 Derry Street, Stoke-On-Trent ST4 3BD

Well presented, modernised two bedroom end of terraced house, located in Heron Cross, close to the A50 and easy access to the main road links. Close to shops and amenities.

The property comprises two bedrooms, living room, kitchen, bathroom and enclosed yard at the rear.



Council Tax Band: A



10'7" x 10'11"

LOUNGE

3.22m x 4.00m max (10'6" x 13'1" max)

Upvc door to front, window to front, wood flooring, radiator.

BREAKFAST KITCHEN

3.25m x 3.26m (10'7" x 10'8")

Newly fitted kitchen with a range of wall, base and drawer storage units, stainless steel sink and drainer, integrated electric oven and gas hob, tiled floor, radiator, window to the rear.

REAR LOBBY

Tiled floor, door to rear.

SHOWER ROOM

1.52m x 2.06m (5'0" x 6'9")

Tiled floor, shower cubicle, w.c, wash hand basin, ladder style towel radiator, window to side.

BEDROM ONE

3.24m x 3.21m (10'7" x 10'2")

Window to front, carpeted, radiator.

BEDROM TWO

3.24m x 3.34m (10'7" x 10'11")

Window to rear, carpeted, radiator.

EXTERIOR

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

Style: Two Bedroom End Terraced

Status: To Let

Availability: June 2026

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

Holding Deposit: £173.00

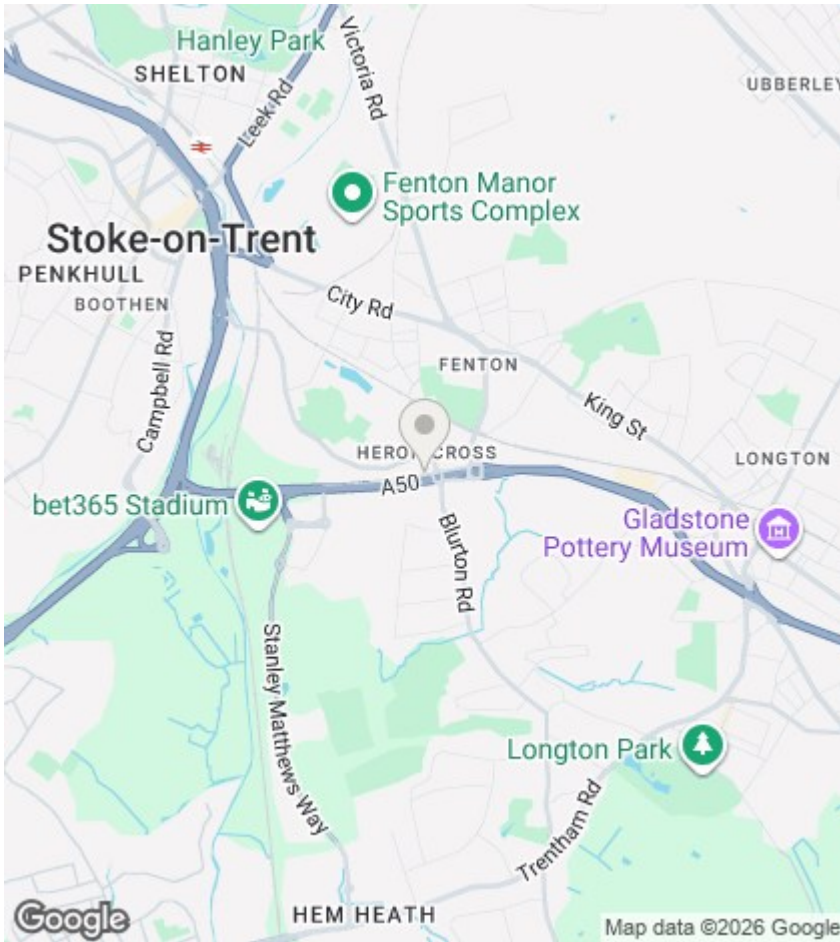
Deposit: £865.00 to be lodged with the Deposit

Protection Service

Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges

Furnishings: Unfurnished

EPC Rating: D



## 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	