



73 Finstock Avenue, Blurton, Stoke-On-Trent, ST3 3EE

£995 Per Calendar Month

- New Build
- Master Bedroom with En-suite
- Driveway parking
- 4 Bedroom Three Story Town House
- G.F W.c
- Unfurnished

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NEW BUILD TOWN HOUSE4 BEDROOMS**EN-SUITE***OFF ROAD PARKING.

Be the first to live in this brand new build property, a development of 8 newbuild townhouses each with 4 bedrooms, 1 reception room, breakfast kitchen, G.F w.c, main bathroom, en-suite, enclosed rear garden and off road parking.



Council Tax Band:



ENTRANCE HALL	Style: Four Bedroom New Build Three Story Town House
Door to front, tiled floor, stairs to first floor leading.	Status: To Let
LOUNGE	Availability: October 2023
5.01m x 3.52m (16'5" x 11'6")	Rent: £995.00 per calendar month, monthly in advance by standing order
Window to front, radiator, carpeted.	Holding Deposit: £229.00
W.C	Deposit: £1148.00 to be lodged with the Deposit Protection Service
1.87m x 1.06m (6'1" x 3'5")	Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges
Tiled floor, ladder style towel radiator, w.c, wash hand basin.	Furnishings: Unfurnished
BREAKFAST KITCHEN	EPC Rating: TBC
6.21m x 4.48m (20'4" x 14'8")	
Large breakfast kitchen with tiled floor, radiator and patio doors leading to the rear garden. The kitchen is newly fitted and comprises of a range of wall, base and drawer storage units with integrated electric hob and oven.	
BEDROOM	
1.93m x 3.17m (6'3" x 10'4")	
Window to rear, carpeted, radiator.	
BEDROOM	
2.43m x 3.59m (7'11" x 11'9")	
Window to rear, carpeted, radiator.	
BATHROOM	
1.80m x 2.50m (5'10" x 8'2")	
Fully tiled walls and floor, ladder style towel radiator, white suite comprising, w.c, wash hand basin, bath with shower over.	
BEDROOM	
4.50m max x 3.9m (14'9" max x 12'9")	
Window to front, carpeted, radiator.	
MASTER BEDROOM WITH EN-SUITE	
BEDROOM	
7.20m x 3.50m max (23'7" x 11'5" max)	
Window to rear, carpeted, radiator.	
EN-SUITE	
1.19m x 2.79m (3'10" x 9'1")	
Tiled floor, ladder style towel radiator, w.c, wash hand basin, shower cubicle.	
EXTERIOR	
To the front of the property is driveway parking	
To the rear of the property is an enclosed garden laid to lawn	



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	