



## 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

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

**\*\*\*NEW BUILD TOWN HOUSE\*\*\*4 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

Door to front, tiled floor, stairs to first floor leading.

#### LOUNGE

5.01m x 3.52m (16'5" x 11'6" )

Window to front, radiator, carpeted.

#### W.C

1.87m x 1.06m (6'1" x 3'5")

Tiled floor, ladder style towel radiator, w.c, wash hand basin.

#### BREAKFAST KITCHEN

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

Style: Four Bedroom New Build Three Story Town House

Status: To Let

Availability: October 2023

Rent: £995.00 per calendar month, monthly in advance by standing order

Holding Deposit: £229.00

Deposit: £1148.00 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



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