



85 Finstock Avenue, Blurton, Stoke-On-Trent, ST3 3EL

£1,100 Per Calendar Month

- Modern Town House
- Unfurnished
- Utility Bills are not included
- Four Bedrooms
- Off Street Parking
- Managed by Hammond Chartered Surveyors

85 Finstock Avenue, Stoke-On-Trent ST3 3EL

MODERN TOWN HOUSE4 BEDROOMS**EN-SUITE***OFF ROAD PARKING.

The accommodation comprises; Entrance hall, Living Room, GF W.c, Large Breakfast Kitchen with patio doors to rear garden, 4 bedrooms, 1 with en-suite , main bathroom, enclosed rear garden and off road parking to the front.



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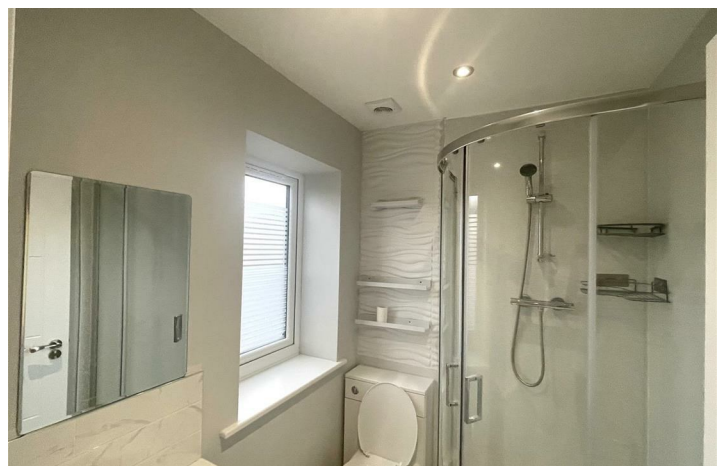


1



A

Council Tax Band: D



ENTRANCE HALL

Composite door to front, tiled floor, stairs to first floor.

LIVING ROOM

3.42m x 5.01m (11'2" x 16'5")

Window to front, radiator, carpeted.

GF WC

1.07m x 1.79m (3'6" x 5'10")

W.c, wash hand basin, tiled floor, chrome ladder style towel radiator.

BREAKFAST KITCHEN

4.38m x 6.19m (14'4" x 20'3")

Patio doors to rear, tiled flooring, radiator. Kitchen fitted with a range of wall, base and drawer storage units, electric hob and oven, plumbing for washing machine.

BEDROOM ONE

2.43m x 3.18m (7'11" x 10'5")

Window to front, Carpeted, radiator.

EN-SUITE

1.50m x 1.85 (4'11" x 6'0")

Window to front, tiled floor, w.c, wash hand basin, corner shower.

BEDROOM TWO

2.41m x 3.61m (7'10" x 11'10")

Window to rear, carpeted, radiator.

BEDROOM THREE

3.30m x 1.83m (10'9" x 6'0")

Window to rear, carpeted, radiator.

BATHROOM

1.79m x 2.40m max (5'10" x 7'10" max)

Fully tiled walls and floor, chrome ladder style towel radiator, fitted with a white suite comprising bath with shower over, w.c, wash hand basin.

SECOND FLOOR

BEDROOM FOUR

1.91m x 5.89m (6'3" x 19'3")

Velux window, carpeted, radiator.

EXTERIOR

To the front of the property is off road parking.

To the rear of the property is an enclosed garden, laid to lawn.

Style: Four Bedroom End Town House

Status: To Let

Availability: Now

Rent: £1100.00 per calendar month, monthly in advance by standing order

Holding Deposit: £253.00

Deposit: £1269.00 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

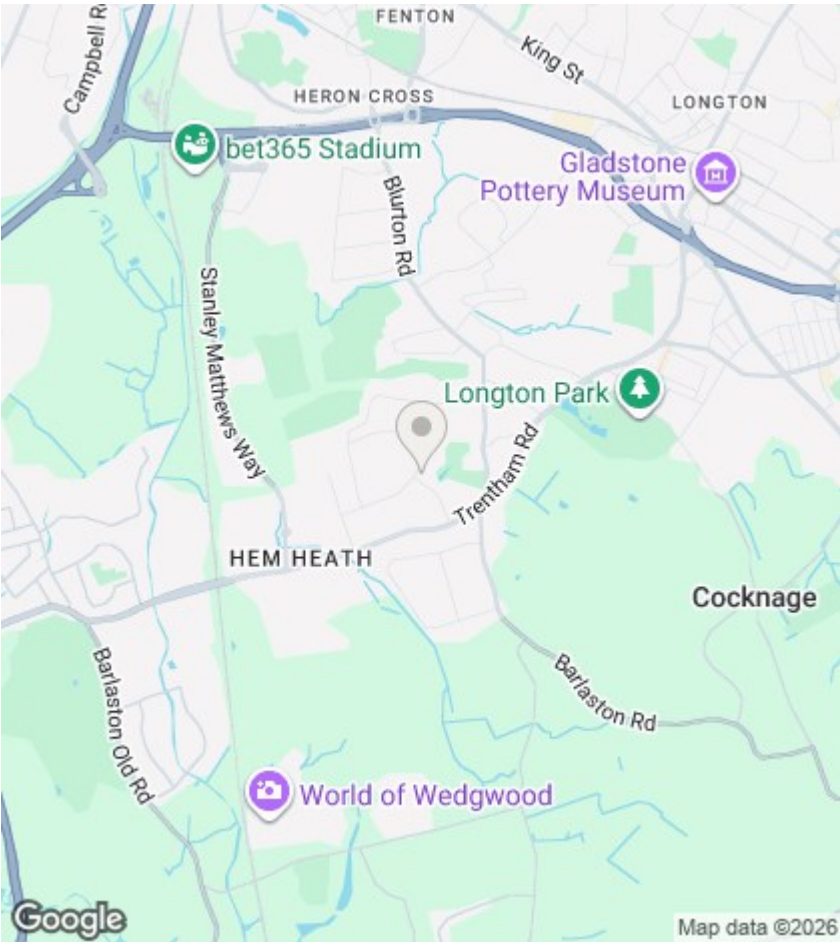
EPC Rating: A

Council Tax Band: Band D

Broadband: FTTP

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three

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:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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