



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

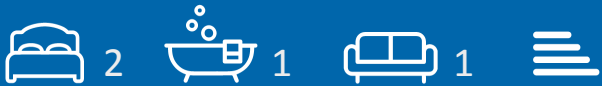
£650 Per Calendar Month

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

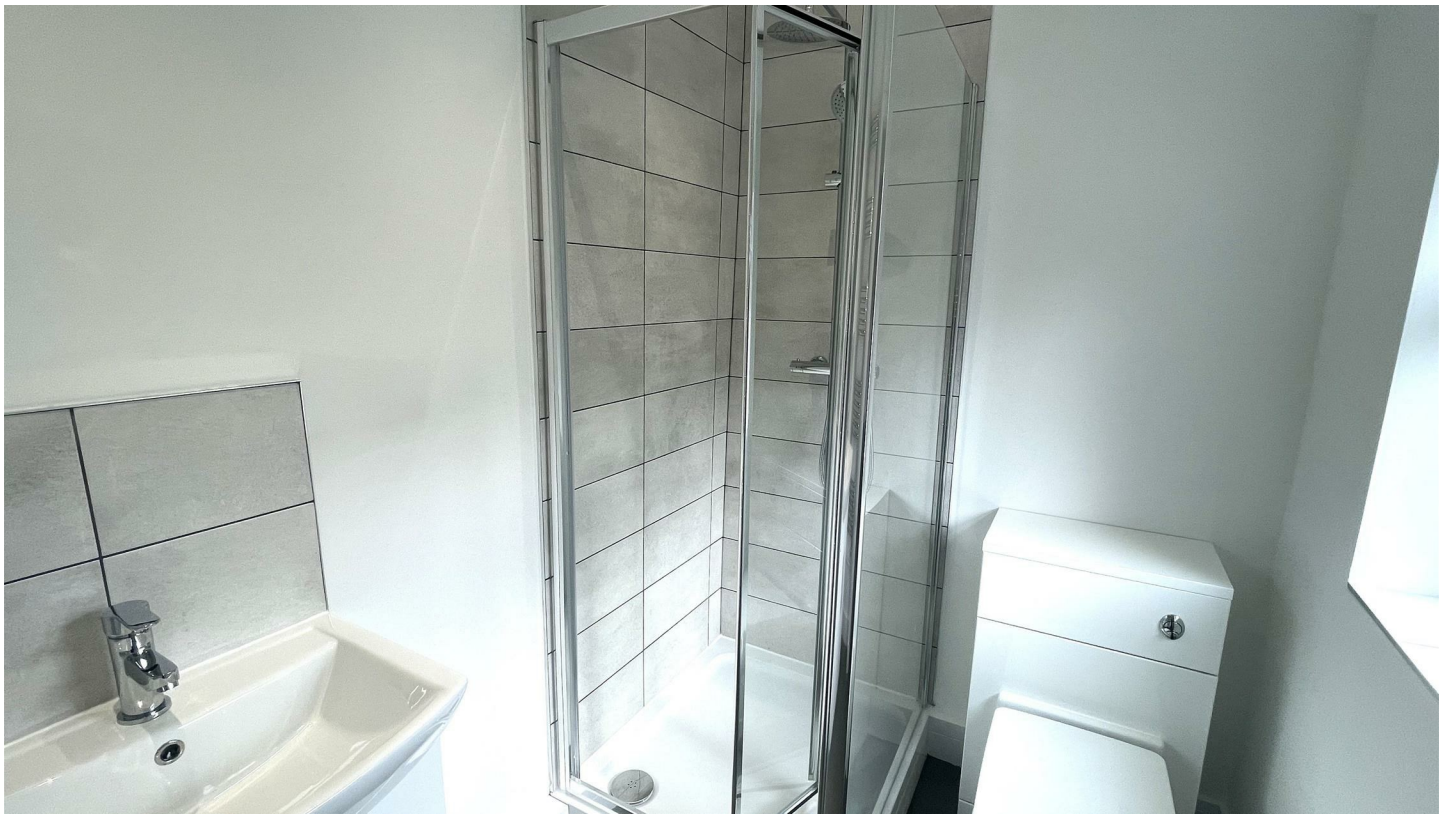
Newly Refurbished\*\*Two Bedroom\*\*End Terraced\*\*

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 has recently undergone full refurbishment to include a new kitchen and bathroom.



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: October 2023

Rent: £650.00 per calendar month, monthly in advance by standing order

Holding Deposit: £150.00

Deposit: £750.00 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	