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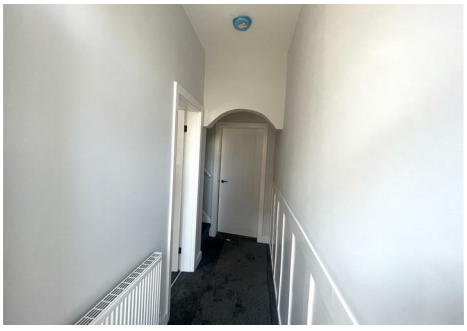


13 West Avenue, Penkhull, Stoke-On-Trent, ST4 7EX

£950 Per Calendar Month

- Mid Terraced House
- Unfurnished
- Utility Bills are not included
- New Kitchen & Bathroom
- Two Bedrooms
- On Street Parking
- Recently Refurbished
- Managed by Hammond Chartered Surveyors

13 West Avenue, Stoke-On-Trent ST4 7EX

Recently Refurbished Newly Decorated**New Flooring**
Two bedroom mid terraced house located in Penkhull, walking distance from Royal Stoke Hospital.
The acommodation comprises of Two Reception Rooms, kitchen, Bathroom, Two Bedrooms and enclosed rear yard. The property has undergone full refurbishment to include a new kitchen and bathroom, redecorated throughout and new flooring.

2 1 2

Council Tax Band: A

ENTRANCE HALL
0.98m x 4.14m (3'2" x 13'6")
Upvc door to front, carpeted, radiator. under stair storage.

FRONT RECEPTION ROOM
3.13m x 3.00m (10'3" x 9'10")
Window to front, carpeted, radiator.

REAR RECEPTION ROOM
4.28m x 3.68m (14'0" x 12'0")
Window to rear, carpeted, radiator.

KITCHEN
2.37m x 3.00m (7'9" x 9'10")
Window to side, vinyl flooring, radiator. Newly fitted kitchen comprising a range of wall, base and drawer storage units, stainless steel sink and drainer, integrated electric oven & hob.

BATHROOM
2.02m x 1.68m (6'7" x 5'6")
Window to side, vinyl flooring, radiator. Newly fitted with a white suite comprising bath with thermostatic bar shower, w.c, wash hand basin.

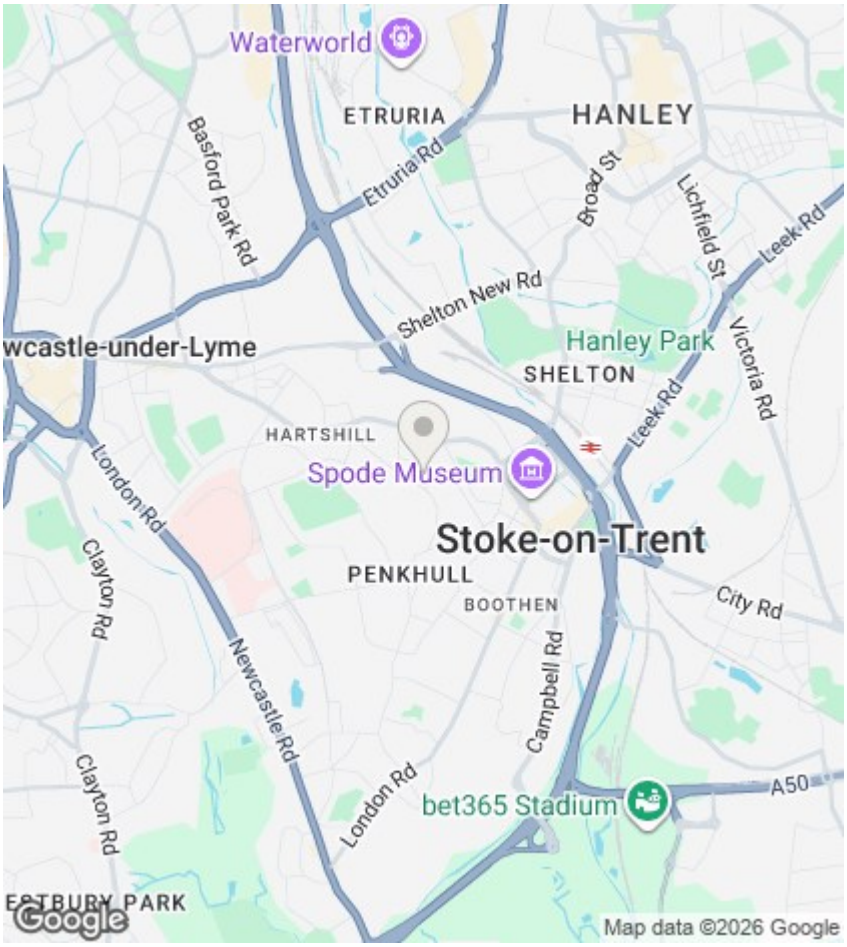
BEDROOM ONE
4.30m x 3.01m (14'1" x 9'10")
Window to front, carpeted, radiator.

BEDOOM TWO
4.30m x 3.61m (14'1" x 11'10")
Window to rear, carpeted, radiator.

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

Style: Two Bedroom Mid Terraced House
Status: To Let
Availability: Now
Rent: £950.00 per calendar month, monthly in advance by standing order
Holding Deposit: £219.00
Deposit: £1096.00 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
Council Tax Band: Band A
Broadband: FTTC

Mobile Phone Signal: You are likely to have good coverage in the area with the following provider EE
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.

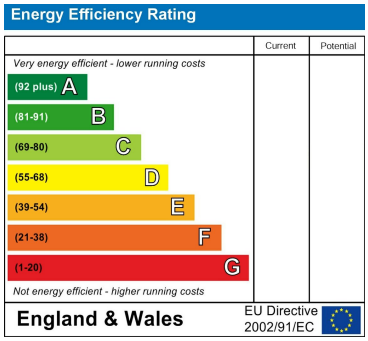


Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:



Lymdale Business Centre, Lymdale Business Park Hooters Hall Road, Newcastle under Lyme, Staffordshire, ST5 9QF
01782 659905

info@hammondsurveyors.co.uk
www.hammondsurveyors.co.uk