



# LITTLE MANSIONS LTD

*Specialising in Lettings & Property Management*



## 37 St Christopher Avenue Penkhull Stoke-On-Trent ST4 5NA

£695 PCM

- Two Bedroom Terrace
- Sitting room
- Kitchen
- Wood stove burner
- Close to Stoke Royal
- Gas Central Heating
- Parking one car
- EPC Rating: E



This charming house presents an excellent opportunity for those seeking a comfortable and inviting home in convenient location close to STOKES ROYAL HOSPITAL. The property features a well-proportioned reception room with charming features such as REAL WOOD STOVE BURNER and with chandelier light fittings perfect for entertaining guests or enjoying quiet evenings in. This property is ideal for professional couples or individuals.

Comprising of entrance hallway, spacious lounge, fitted kitchen with integrated oven and hob, two bedrooms on the first floor together with a family bathroom with shower over bath. The property has been re-decorated throughout and is in clean and tidy condition with the added benefit of off road parking for one vehicle and small side garden.

This property must be viewed to appreciate its character and charm - complete the booking on our little mansions website to ensure quick processing.

Pay a cash deposit of £801 or save over £641 in moving costs by opting for our alternative option with Reposit.

Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the let however there may be slight variances. Anything detrimental to yourself starting a tenancy must be confirmed at the application stage before referencing commences.

To book a viewing visit [www.little-mansions.co.uk/property](http://www.little-mansions.co.uk/property) and book through our website to submit your details

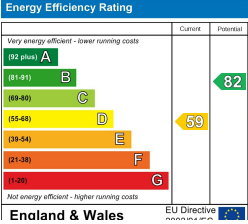




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.