



## 6a Tunstall Road

Biddulph, Stoke-On-Trent, Staffordshire  
ST8 6HH

Monthly Rental Of £600  
(exclusive) + fees

- STYLISHLY REFURBISHED ONE-BEDROOM FIRST FLOOR MAISONETTE WITH PARKING SPACE
- MODERN FITTED KITCHEN AND BRIGHT LOUNGE/DINER
- SLEEK CONTEMPORARY SHOWER ROOM
- FULL PVCU DOUBLE GLAZING AND GAS CENTRAL HEATING
- PRIME TOWN CENTRE LOCATION
- IMMEDIATE ACCESS TO SHOPS, CAFÉS AND LOCAL AMENITIES
- CLOSE TO COUNTRYSIDE WALKS & BIDDULPH GARDENS
- EXCELLENT ACCESS TO CONGLETON, RAIL LINKS AND THE M6

# TO LET (Unfurnished)

Just Refurbished One-Bedroom First Floor Maisonette with Parking.

This lovely one-bedroom maisonette offers comfortable and low-maintenance accommodation, ideal for singles or couples.

Accessed via a private ground-floor entrance with stairs to the first floor, the property comprises a bright lounge diner, a separate modern kitchen fitted with grey units and quartz effect work surfaces, and a contemporary shower room with electric Mira shower. The double bedroom is well proportioned and benefits from a front-facing window.

Complete with full PVCu double glazing and gas central heating.

Externally, the property offers off-road parking for one vehicle to the rear.

Situated in the popular town of Biddulph, the property is conveniently located for a wide range of local amenities including shops, supermarkets, pubs, restaurants, and leisure facilities. Scenic countryside walks, the Peak District National Park, and the award-winning National Trust Biddulph Grange Gardens are all close by.

The property also offers easy access to Congleton, the M6 motorway network, and mainline rail services.

Early viewing is highly recommended.



**The accommodation briefly comprises**  
(all dimensions are approximate)

**GROUND FLOOR ENTRANCE :** PVCu double glazed door to vestibule with steps to first floor maisonette.

**LOUNGE DINER 13' 3" x 13' 0" (4.04m x 3.96m):** PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Access to roof space which houses the gas central heating boiler.

**KITCHEN 8' 10" x 7' 1" (2.69m x 2.16m):** Two PVCu double glazed windows to rear aspect. Modern eye level and base units in grey with quartz effect preparation surfaces over with stainless steel single drainer sink unit inset. Freestanding electric cooker. Space and plumbing for washing machine and space for fridge. 13 Amp power points.

**SHOWER ROOM 14' 3" x 3' 2" (4.34m x 0.96m):** PVCu double glazed window to front aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin and separate shower enclosure housing an electric Mira shower, grey marble effect shower boarding and folding screen. Single panel central heating radiator.

**BEDROOM FRONT 13' 3" x 11' 0" (4.04m x 3.35m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

**Outside : REAR :** Parking for one car.

**SERVICES :** All mains services are connected.

**VIEWING :** Strictly by appointment through the sole letting agent  
**TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Staffordshire Moorlands

**TAX BAND:** A

**DIRECTIONS:** SATNAV: ST8 6HH



## Holding Deposit (per tenancy) – One week's rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The holding deposit is required while we carry our preliminary checks and obtain employer's reference and credit reference.

If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month's rent in advance in cleared funds (less the amount of the holding deposit).
- (b) A security deposit – equivalent to five weeks rent in cleared funds. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

**The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at:**

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/723773/How\\_to\\_Rent\\_Jul18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

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## Energy performance certificate (EPC)

Flat 6a Tunstall Road STONE STONE-ON-TRENT ST8 8HH	Energy rating <b>D</b>	Held until: 20 August 2035
	Certificate number 2339-6580-2925-4361	

Property type Top-floor flat	Total floor area 43 square metres
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### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/domestic-rented-property/minimum-energy-efficiency-standards-and-exemptions>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2339-6580-2925-4361>

1/1

### Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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