



12 Jade Court, Stoke-On-Trent, ST3 1NB

£850 Per month

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

A beautiful two bedroom town house available immediately, finished to a high standard throughout and boasting off road parking and a private rear garden! In an excellent residential area, close to many local amenities and transport links, this property will make a lovely home, so lets find the right tenant to make it one!

#ToLet #DreamHome

Denise White Estate Agent Comments

This beautiful two bedroom property has been totally transformed by the current owners, with high quality fixtures and fittings, brand new carpet, fresh neutral décor, a new electric heating system and a contemporary kitchen and bathroom suite. Boasting off road parking for two vehicles to the front in the residents car park and a private rear garden with a patio, laid to lawn area and planted borders.

To the first floor, upon entering the property through the front porch you will find a spacious living room with a modern electric fireplace, through to the modern kitchen with matching wall and base units, a sizeable understairs storage cupboard and plenty of space for a dining room table. To the first floor are two good sized bedrooms and a bathroom suite consisting of a white three piece suite.

Located on a quiet avenue location in a most desirable residential area of Meir Hay close to the local amenities and road networks of the A50 and A500. This property is available immediately for a long term tenant.

Porch

uPVC door to the front aspect, carpet, door to lounge.

Lounge

12'11" x 11'7" (3.96 x 3.55)



uPVC window to the front aspect, fitted carpet, neutral décor, electric fireplace, ceiling light and two electric radiators.

Kitchen

11'7" x 11'2" (3.55 x 3.41)



uPVC door and window to the rear, tiled flooring, part tiled walls, matching wall and base units with plenty of space for all white goods, radiator, ceiling light and a large understairs storage cupboard.

Main Bedroom

12'4" x 11'7" (3.77 x 3.54)



uPVC window to the front aspect, fitted carpet, neutral décor, ceiling light, radiator.

Bedroom Two

7'2" x 7'1" (2.19 x 2.16)



uPVC window to the rear aspect, fitted carpet, neutral décor, ceiling light, radiator.

Bathroom

10'6" x 4'1" (3.22 x 1.26)



uPVC window to the rear aspect, wooden effect vinyl flooring, tiled walls, white three piece suite and an airing cupboard.

Outside



To the front is a large residents only parking area. This property has two allocated spaces. To the rear is a private garden with a patio area, laid to lawn area and planted borders with a gate giving access behind the property.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Agent Notes

Services: Electric and water mains services connected
Council Tax: Stoke-on-Trent Band A
Available Unfurnished

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Proof of ID

In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. These need to be a passport or photographic UK driving licence and a recent (within three months) utility bill, bank statement or council tax bill.

References

Employment and Landlord references are required along side a credit check.

Holding Deposit

1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £196.15

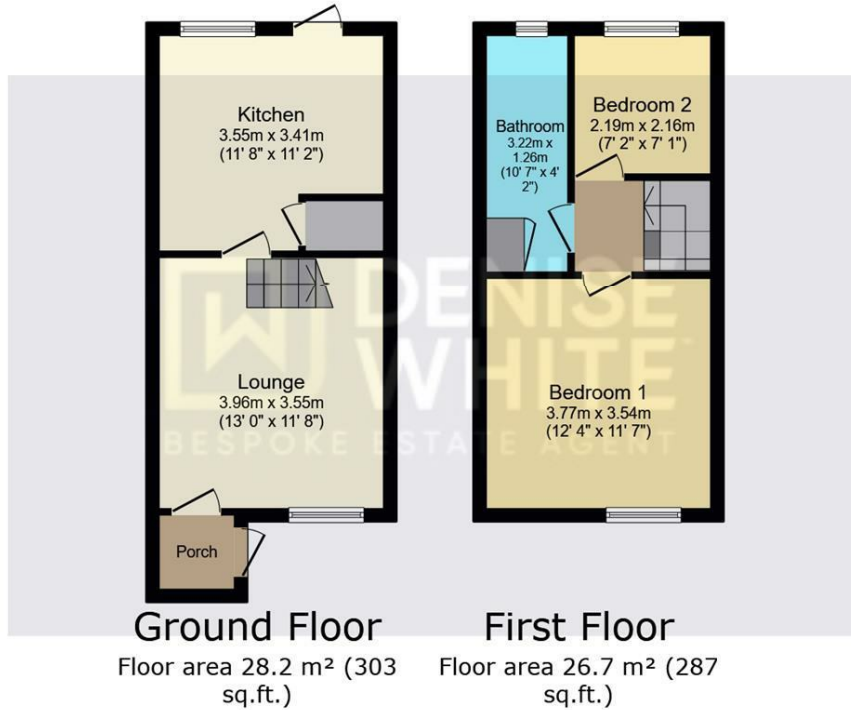
Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. The deposit for this property equals £980.76

House to Let?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you

Floor Plan

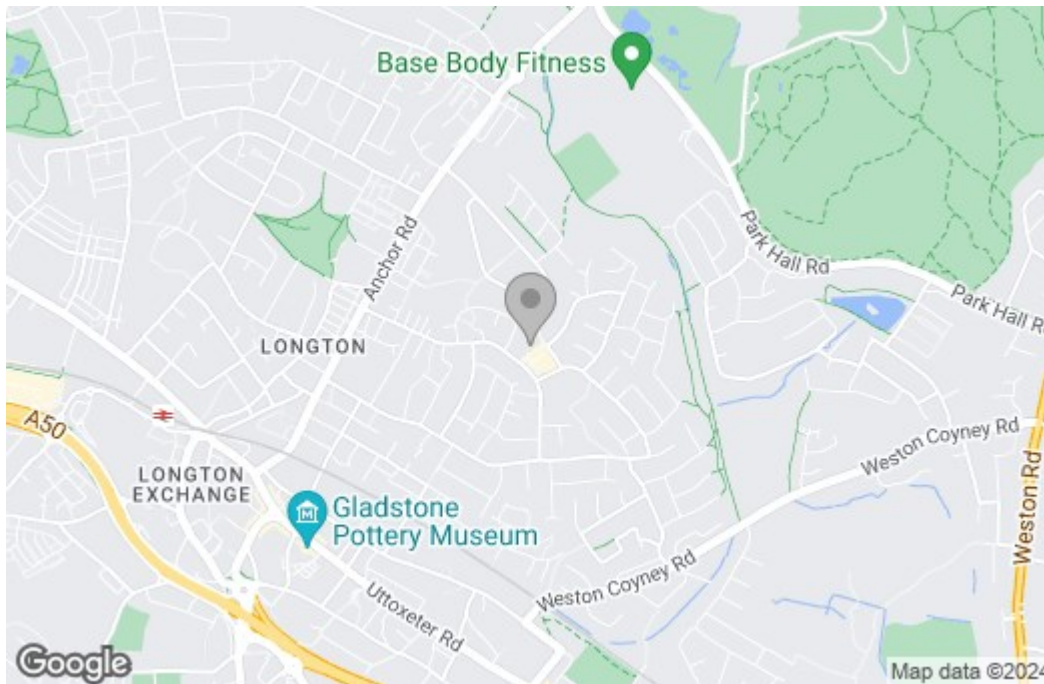


TOTAL: 54.8 m² (590 sq.ft.)

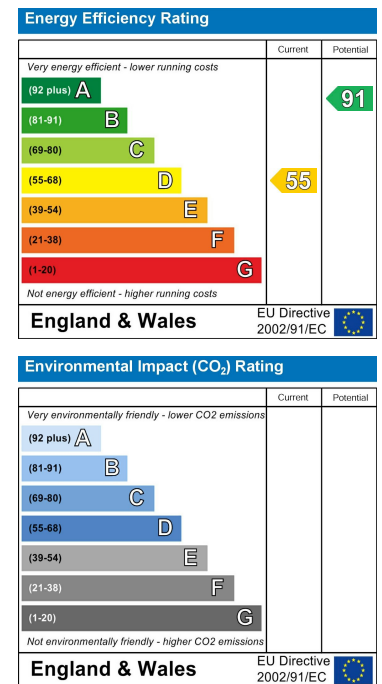
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk