



## 13 Kingston Place

Norton, Stoke-on-Trent, ST6 8DG

£800



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## "Denise White Estate Agents Comments"

Enter Kingston Place and you'll find; an entrance porch leading you through into a bright and airy lounge and a spacious fitted kitchen with ample countertop space and room for a dining set. Make your way upstairs to find two generous double bedrooms and a family bathroom.

Outside, there is a garden to the front and an enclosed garden to the rear.

This home is double glazed and has a gas fired central heating system. The location is great for access to the local amenities and road networks into Stoke-on-Trent, A50, A500 and M6 making it brilliant for commuters.

### Lounge

13'04 x 12'06

Spacious lounge with carpet flooring, radiator, electric fire and surround, uPVC window to front aspect, light fitting.

### Kitchen / Diner

12'06 x 09'11

Vinyl floor covering with a range of wall and base units with work surfaces over, stainless steel sink unit with drainer, cooker with extractor hood over, space for a washing machine, wall mounted boiler installed in corner cupboard, uPVC double glazed window to the rear aspect, ceiling light.

### Main Bedroom

15'11 x 09'02

Spacious main bedroom with floor covering, built in cupboard, radiator, uPVC window, light fitting

### Bedroom Two

12'01 x 08'00

Double sized bedroom with floor covering, built in cupboard, uPVC window, Light fitting

### Bathroom

Vinyl flooring, bath with thermostatic shower over, wash hand basin, low level WC , uPVC window, light fitting

### Front Garden

Low maintenance garden with pathway leading to front door.

### Rear Garden

Enclosed garden with patio, lawn, greenhouse and storage inbuilt to the house with side access leading to the front, gated access to the rear for parking around the back of the house.

### Agents Notes

All mains services connected  
Council Tax band - A  
A Gas fired central heating system  
Double glazed



## Holding Deposit

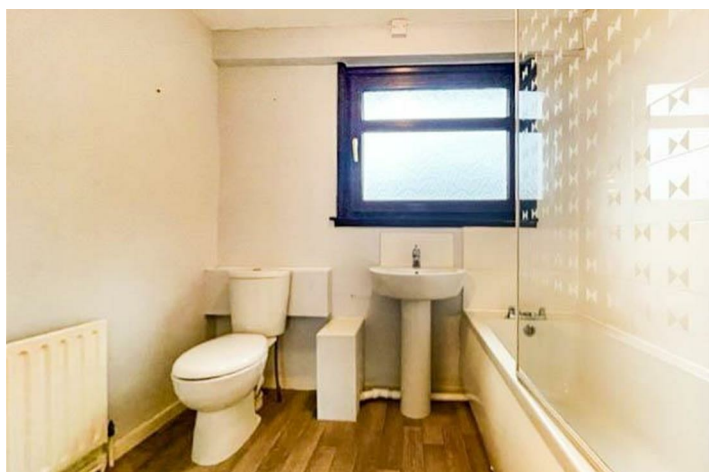
Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £184.

## Deposit

Deposit - Is typically equal to five weeks' rent but may vary. In this case the Deposit would be £923. 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

## Please Note

This property belongs to a staff member who works for Denise White Bespoke Estate Agents



## Road Map



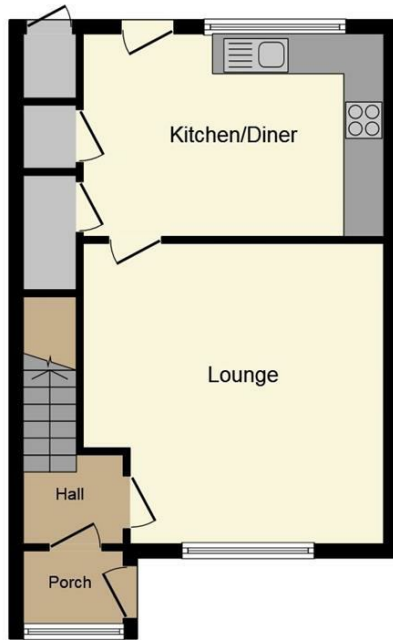
## Hybrid Map



## Terrain Map

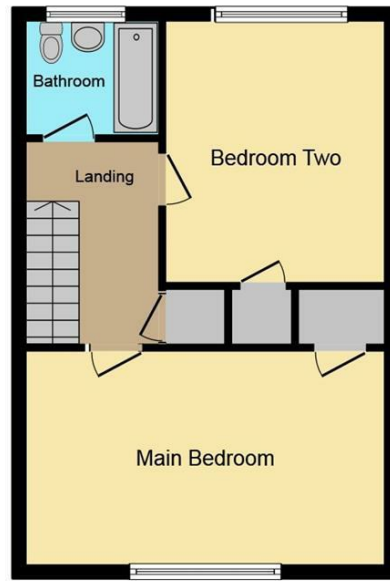


## Floor Plan



### Ground Floor

Floor area 34.7 sq.m. (373 sq.ft.) approx



### First Floor

Floor area 33.6 sq.m. (362 sq.ft.) approx

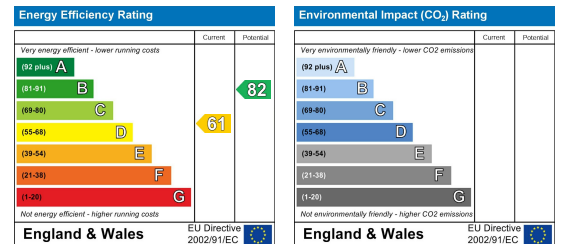
Total floor area 68.3 sq.m. (735 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

## 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.

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