

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Fully modernised two bed terrace
- Modern kitchen and bathroom
- Council Tax band A
- Central heated and double glazed
- Energy performance band D rating 66
- Ask an advisor to book your viewing



**56 Keary Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 4AT

**Monthly Rental Of**  
**£695**

## Description

A fully modernised two bedroom terrace property situated close to Stoke town centre. This modernised property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is a walled forecourt, at the rear is an enclosed paved yard with pedestrian access.

## Ground Floor

### **Dining Room** 11' 8" x 11' 6" (3.56m x 3.50m)

With laminate floor, radiator, Power point , inset spotlighting, fire.

### **Living Room** 11' 8" x 12' 8" (3.55m x 3.86m)

With laminate floor, radiator, PowerPoint, aerial point, Fitted fire, storage cupboard and stairs off.

### **Kitchen** 10' 2" x 6' 5" (3.11m x 1.96m)

Modern fitted kitchen with pale wood wall and base units marble effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker and extractor hood, spotlights , Washer point and PowerPoint.

### **Bathroom** 8' 6" x 5' 10" (2.59m x 1.78m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower and screen. Part tiled walls and tiled floor. Includes radiator and extractor fan.

## First Floor

### **Bedroom 1** 11' 11" x 11' 9" (3.63m x 3.57m)

With carpeted floor, radiator, PowerPoint, feature hearth.

### **Bedroom 2** 13' 5" x 11' 7" (4.10m x 3.53m)

With carpeted floor, radiator, PowerPoint, built-in cupboard.

## Outside

To the frontage is a walled forecourt at the rear is an enclosed paved yard with brick built store and pedestrian access.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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