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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three Bedroom Semi detached**
- **Gas Central Heated, Double Glazed**
- **EPC Band C, Rating 71 Council Tax A**
- **Gardens to Front & Rear**
- **Parking on Road**
- **Ask an adviser to book your viewing**



161 Beaconsfield Drive, Stoke-On-Trent
Stoke-On-Trent, ST3 3EY

Monthly Rental Of
£895

Description

A three bedroom semi-detached property situated in Blurton. The property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance hall, living room, kitchen, utility and WC to the ground floor with three bedrooms and the family bathroom to the first floor. To the frontage is a lawn garden at the rear is an extensive lawn with patio seating area.

Ground Floor

Entrance Hall

With carpeted floor, PVCU door front.

Living Room 20' 4" x 10' 6" (6.20m x 3.19m)

With carpeted floor, radiator, Power Point, aerial point, feature hearth with inset gas fire.

Kitchen 12' 4" x 12' 1" (3.75m x 3.69m)

Modern fitted kitchen with wood wall base units granite effect surfaces over. Wood effect floor. Includes integrated cooker hob and extract hood, Power Point, radiator.

Utility room

With wood effect floor, Washer and Power Point.

WC 4' 6" x 4' 9" (1.36m x 1.44m)

Modern fitted suite in white with WC, pedestal basin.

First Floor

Landing

With carpeted floor, stairs off

Bedroom 1 11' 2" x 11' 5" (3.40m x 3.49m)

With carpeted floor, radiator, Power Point.

Bedroom 2 10' 5" x 8' 7" (3.18m x 2.61m)

With carpeted floor, radiator, Power Point.

Bedroom 3 8' 11" x 13' 9" (2.72m x 4.20m)

With carpeted floor, radiator, Power Point.

Bathroom 5' 9" x 11' 5" (1.76m x 3.48m)

Fitted bathroom suite and white with WC, pedestal basin, panel bath, enclosed shower cubicle with electric shower. Half tiled walls and wood effect floor. Includes radiator.

Outside

To the frontage is a lawn garden at the rear is an extensive lawn with patio seating area.

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 RICS'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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Energy performance certificate (EPC)

161 Beaconsfield Drive STOKE-ON-TRENT ST3 3EY	Energy rating C	Valid until: 12 October 2033
		Certificate number: 9878-3931-5200-2777-1204

Property type	Semi-detached house
Total floor area	84 square metres

Rules on letting this property

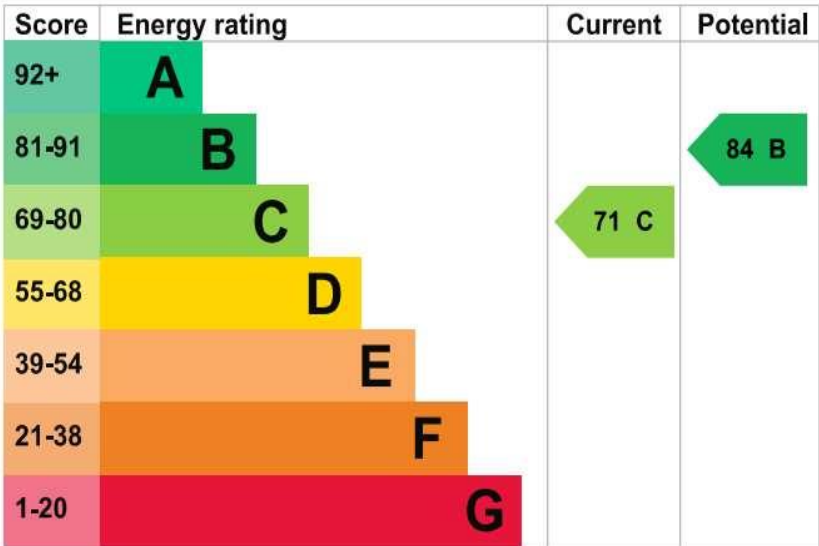
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance