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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Three bedroom detached property
- Gas central heated, double glazing
- Parking, gardens, garage
- Semi-rural location
- EPC band E rating 51 Council Tax band B
- Ask an advisor to book your viewing



58 Endon Road, Stoke-On-Trent
Stoke-On-Trent, ST6 8NQ

Monthly Rental Of
£895

Description

A character three bedroom detached property situated on the outskirts of Stoke on Trent in Norton Green. Situated within easy reach of Leek and Stoke-on-Trent. This three bedroom detached property benefits from gas central heating and double glazing. Accommodation comprises living room, dining room, hall, kitchen diner and rear porch at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a walled forecourt at the rear is a low maintenance paved garden onto a single garage.

Ground Floor

Dining Room 12' 4" x 12' 1" (3.76m x 3.69m)

With carpeted floor, radiator, Power Point, door to front.

Living Room 12' 5" x 11' 9" (3.78m x 3.59m)

With carpeted floor, radiator, Power Point, aerial point, log burner stove (not tested yet may not be operable).

Hallway/office 9' 10" x 12' 1" (3.00m x 3.67m)

With tiled floor, radiator, Power Point, stairs off and under stairs cupboard.

Kitchen 13' 2" x 9' 1" (4.02m x 2.78m)

Fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and tiled floor. Includes a radiator, cooker, tumble dryer, washing machine, fridge freezer.

Porch 5' 0" x 8' 4" (1.52m x 2.53m)

With tiled floor, Power Point, door to rear.

First Floor

Landing

Bedroom 1 12' 1" x 12' 9" (3.68m x 3.89m)

With carpeted floor, radiator, Power Point.

Bedroom 2 9' 7" x 9' 3" (2.93m x 2.83m)

With carpeted floor, radiator, Power Point.

Bedroom 3 12' 10" x 8' 8" (3.91m x 2.65m)

With carpeted floor, radiator, Power Point.

Family Bathroom 9' 9" x 9' 2" (2.98m x 2.80m)

Modern fitted bathroom suite and white with basin set in vanity unit, enclosed shower cubicle with combination shower, WC, panel bath with mixer shower. Part tiled walls and wood effect floor. Includes extractor fan, heated towel radiator, built-in cupboard.

Outside

To the frontage is a walled forecourt with the wrought iron railings. At the rear is a patio seating area onto block paved driveway with double gates onto the road and a single brick built garage.

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.

Energy performance certificate (EPC)

58, Endon Road STOKE-ON-TRENT ST6 8NQ	Energy rating E	Valid until:	6 December 2025
		Certificate number:	8305-7322-2979-2993-4902

Property type	Detached house
Total floor area	101 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 E. It has the potential to be B.

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