

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



20 Allen Street, Harthill, Stoke-On-Trent, ST4 7NP

PCM

£700 PCM

- A Very Special House!
- Two Reception Rooms
- Combi Boiler For Central Heating
- Extremely Good Decoration
- Two Bedrooms
- Patio At The Rear
- UPVC Double Glazing
- Ready To Move Into!

**AVAILABLE TO LET AND READY NOW!
TWO BEDROOMS, TWO RECEPTION ROOMS AND A
LOVELY PATIO AT THE REAR!**

Definitely one of the best houses of its type that you'll find available to let in the Hartshill area at the moment! Representing excellent value for money and in really good decorative condition.

This house has some outstanding features like a lovely raised patio area at the rear whilst the accommodation features gas central heating from a combi boiler as well as UPVC double glazing, a bigger than average kitchen and a nice bathroom with a white suite and shower fitting to the bath.

The shops and facilities of the village of Hartshill are just at the end of the road and this is a house that we're sure you'll want!

to find out more about the property or for more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

GROUND FLOOR

SITTING ROOM

11'3" x 9'11" (3.43 x 3.02)

Fitted mat and carpet. UPVC double glazed front door and window with fitted vertical blinds. Radiator. Wall mounted living flame effect electric fire. Wall mounted electric heater.

LIVING ROOM

11'2" x 9'11" (3.40 x 3.02)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Radiator. Walk in under stairs coat/storage cupboard. Stairs leading to the first floor.

SPACIOUS KITCHEN

12'7" x 6'7" (3.84 x 2.01)

Laminate-look vinyl flooring. Part tiled walls. Range of wall cupboards and base units with a pale/natural colour timber finish. Gas cooker. Extractor. UPVC double glazed window with fitted vertical blinds. Wall mounted electric heater. Door into the shared passageway between this property and next door.

REAR HALL

Laminate-look vinyl flooring. Plumbing for washing machine. Gas combi boiler for central heating and hot water. UPVC external door.

BATHROOM/WC

8'9" x 5'8" (2.67 x 1.73)

Laminate-look vinyl flooring. White suite consisting of a panelled bath with shower fitting and curtain over, pedestal wash basin and low level wc. Part tiled walls. UPVC double glazed window with fitted vertical blinds. Radiator. Extractor.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

14'4" x 10'2" (4.37 x 3.10)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds and curtains.

BEDROOM TWO

11'3" x 9'11" (3.43 x 3.02)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted shelving.

OUTSIDE

There is on street parking at the front of the property on Allen Street and at the rear of the house there is a charming raised patio area.





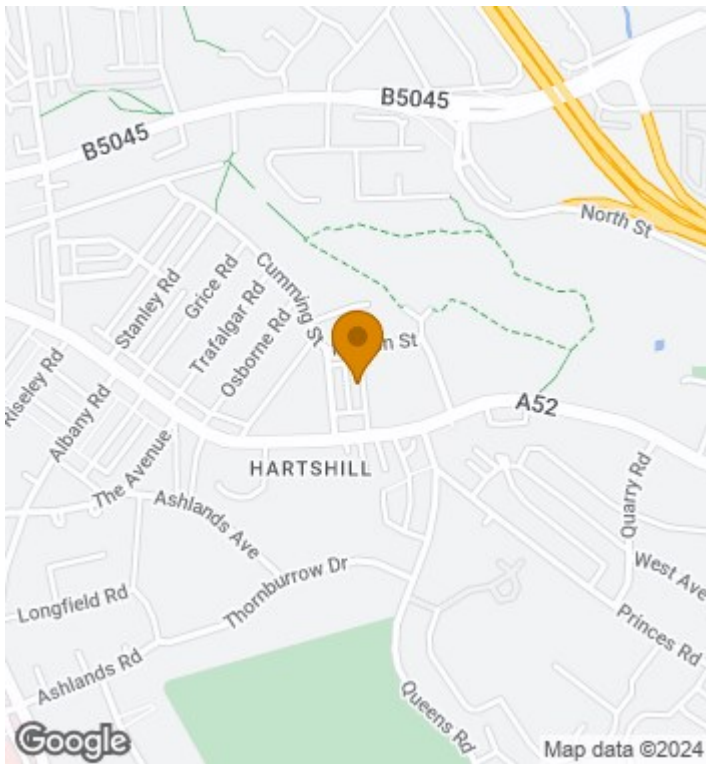
Austerberry
The Best Move You'll Make

MATERIAL INFORMATION
 Rent - £700pcm
 Deposit - £807
 Holding Deposit - £161
 Council Tax Band - A
 Minimum Rental Term – 6 months



Austerberry
The Best Move You'll Make

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry[™]
the best move you'll make