

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



90 Duke Street, Heron Cross, Stoke-On-Trent, ST4 3BL

PCM

£595 PCM

- Two Bedrooms
- En-Suite Bathroom
- UPVC Double Glazing
- Convenient Location!
- Modern Kitchen
- Gas Central Heating
- Parking To The Rear

TWO BEDROOM TERRACED WITH UPSTAIRS BATHROOM!

Good value for money for a house with two bedrooms, upstairs bathroom, gas central heating and UPVC double glazing! There is on street parking to the front of the house and landscaped open space to the rear.

Heron Cross is a convenient place to live and this terraced property is within walking distance of local shops, a bus route and access to the A50/A500. Local schools are also conveniently close!

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.



GROUND FLOOR

SITTING ROOM

11'3" x 10'11" (3.43 x 3.33)

Fitted carpet. Radiator. UPVC double glazed window and front door. Modern fireplace surround with fitted living flame effect electric fire.

LIVING ROOM

12'2" x 10'1" (3.71 x 3.07)

New fitted carpet. Radiator. UPVC double glazed window. Modern fireplace surround with fitted living flame effect electric fire. Stairs to the first floor.

KITCHEN

11'2" x 5'9" (3.40 x 1.75)

Tile effect vinyl flooring. Range of modern wall cupboards and base units with a pale timber effect finish. Part tiled walls. Radiator. UPVC double glazed window. Concealed gas central heating boiler.

FIRST FLOOR

SMALL LANDING

New fitted stair and landing carpets.

BEDROOM ONE

12'4" x 10'11" (3.76 x 3.33)

New fitted carpet. Radiator. UPVC double glazed window. Walk in wardrobe. Access through this room to the...

EN-SUITE BATHROOM/WC

10'8" x 5'11" (3.25 x 1.80)

Tile effect vinyl flooring. White suite. Radiator. UPVC double glazed window. Airing cupboard containing lagged hot water cylinder.

BEDROOM TWO

11'1" x 10'0" (3.38 x 3.05)

New fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

Paved rear yard with patio potential. Landscaped communal gardens beyond.





MATERIAL INFORMATION

Rent - £595pcm

Deposit - £686

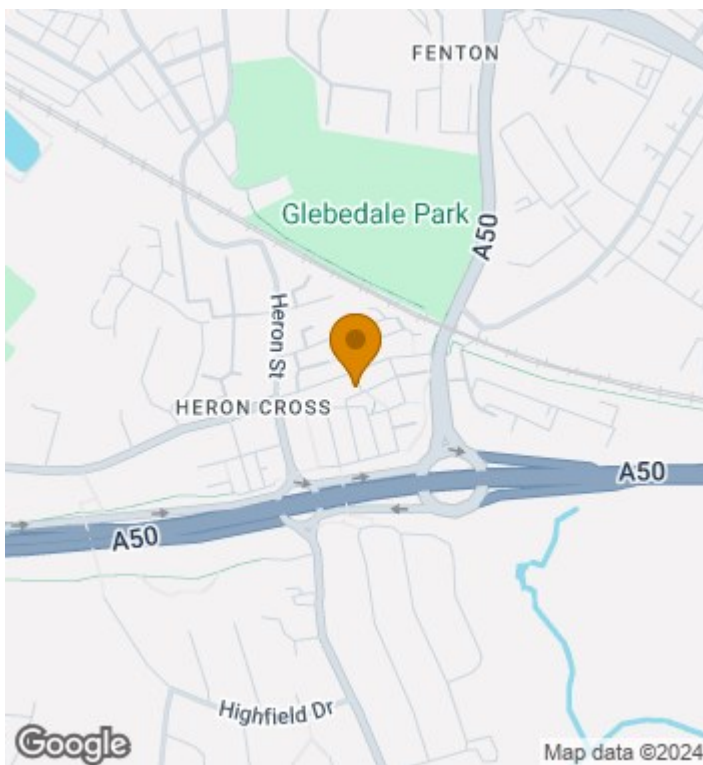
Holding Deposit - £137

Council Tax Band - A

Minimum Rental Term – 6 months

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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

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