

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



51 Fenpark Road, Fenton, Stoke-On-Trent, ST4 3JT

PCM

£675 PCM

- Watch Our Online Video Tour
- Two Bedrooms
- Excellent Fitted Kitchen
- Combi Boiler
- Contemporary Decor Throughout
- A Beautifully Modernised House
- Two Reception Rooms
- Impressive Modern Shower Room
- UPVC Double Glazing

We know that you'll be impressed by this house! Everything about it is really good including the first class fitted kitchen with its range of white wall cupboards and base units with a high gloss finish together with integrated oven, hob and hood and the fantastic modern shower room with a big walk in shower. The house is nicely decorated in a contemporary style throughout complete with laminate flooring to the ground floor rooms and grey carpets to the stairs and both bedrooms. Couple all this with gas central heating from a combi boiler, UPVC double glazing throughout and a great location conveniently close to King Street and access to the A50 and A500 and you've got an ideal home! Please see our video tour 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. **CONDITIONS OF LET** Smoking: No Smoking is permitted in the Property * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet. *Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £395, then you will need to have a monthly income at least £987.50. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 month



GROUND FLOOR

SITTING ROOM

11'5" x 11'3" (3.48 x 3.43)

UPVC double glazed front door. UPVC double glazed window with fitted venetian blind. Laminate flooring. Radiator.

LIVING ROOM

11'10" x 11'6" (3.61 x 3.51 (3.60 x 3.50))

Laminate flooring. UPVC double glazed window with fitted venetian blind. Radiator. Walk in under stairs storage cupboard. Stairs leading to the first floor.

FITTED KITCHEN

13'4" x 6'0" (4.06 x 1.83)

Laminate flooring. Range of white wall cupboards and base units with a high gloss finish together with integrated electric cooker, hob, hood and under oven. Plumbing for washing machine. UPVC double glazed window and rear external door. Concelaed Glow Worm gas fired combi boiler for central heating and hot water.

MODERN SHOWER ROOM

6'9" x 5'10" (2.06 x 1.78)

Laminate flooring. UPVC double glazed window. Stainless steel centrally

heated towel rail radiator. White suite consisting of pedal wash basin, low level wc and a large walk in shower. Part tiled walls. Extractor.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'5" x 11'3" (3.48 x 3.43)

Fitted carpet. UPVC double glazed window with curtain pole and curtains. Radiator.

BEDROOM TWO

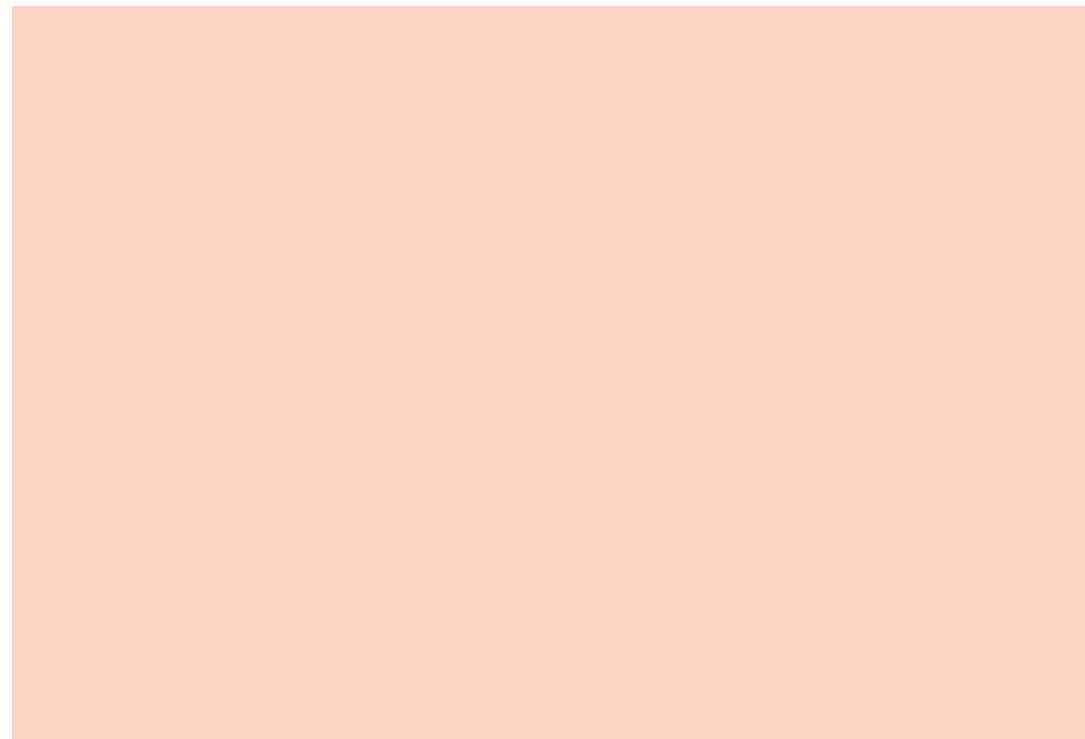
11'11" x 11'5" (3.63 x 3.48)

Fitted carpet. UPVC double glazed window with curtain pole and curtains. Radiator. Walk in wardrobe with fitted carpet.

OUTSIDE

Paved rear yard. Small gravelled sitting area.





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





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VIDEO TOUR!



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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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