

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Carron Street, Fenton, Stoke-On-Trent, ST4 3DT

PCM

£675 PCM

- Available To Let Now!
- White Bathroom Suite
- Two Bedrooms
- Combi Boiler
- Brick Garage
- Fully Fitted Kitchen
- Two Reception Rooms
- UPVC Double Glazing

READY TO LET AND AVAILABLE NOW! TWO BEDROOMS + UPSTAIRS BATHROOM + GARAGE

As well as a big brick garage at the rear there is on street parking at the front of the house, two reception rooms, an excellent fully fitted kitchen complete with an oven and hob and a superb upstairs bathroom complete with a white suite with a shower and screen over the bath!

There's UPVC double glazing throughout, a combi boiler for the gas central heating system.

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

11'11" x 11'6" (3.63 x 3.51)

UPVC double glazed front door and window. Fitted carpet. Radiator. Walk in under stairs storage cupboard with fitted carpet.

LIVING ROOM

12'2" x 12'0" (3.71 x 3.66)

Fitted carpet. UPVC double glazed window. Radiator. Stairs leading to the first floor. Door into the...

EXCELLENT FITTED KITCHEN

10'11" x 6'11" (3.33 x 2.11)

Range of wall cupboards and base units with a high gloss finish including soft close drawers and worktops with a grained finish. Part tiled walls. Integrated electric hob, under oven and stainless steel cooker hood. UPVC double glazed window. Radiator. Extractor. Tiled floor.

UTILITY ROOM/REAR HALL

6'7" x 3'5" (2.01 x 1.04)

Tiled floor to match the kitchen. Work surface. Plumbing for washing machine and vent for dryer. UPVC double glazed rear door.

FIRST FLOOR

PROPER LANDING

Fitted stair and landing carpet. Radiator.

BEDROOM ONE

11'11" x 11'6" (3.63 x 3.51)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'2" x 8'11" (3.71 x 2.72)

Fitted carpet. Radiator. UPVC double glazed window. Walk in wardrobe.

SUPERB FITTED BATHROOM

10'10" max x 6'11" (3.30 max x 2.11)

Grey laminate-look vinyl flooring. White suite featuring a panelled bath with shower and screen over, low level wc and wash basin. Low voltage spotlights. UPVC double glazed window. Stainless steel centrally heated towel rail. Tiled walls. Airing cupboard containing the Main combi boiler for central heating and hot water.

OUTSIDE

To the rear of the property are two attached brick and tile storage sheds and a paved yard area.

There is on street parking at the front of the property and rear access leading to the...

ATTACHED BRICK GARAGE

Up and over door. Rear door. Light and power.





MATERIAL INFORMATION

Rent - £675pcm

Deposit - £778

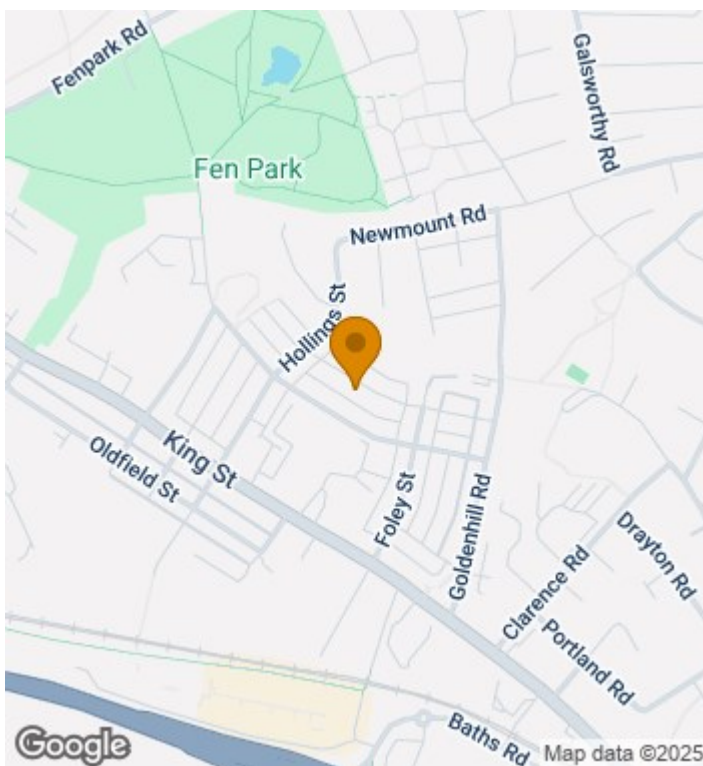
Holding Deposit - £155

Council Tax Band - A

Minimum Rental Term – 6 months



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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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