

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



565 Etruria Road, Basford, Stoke-On-Trent, ST4 6HL

PCM

£725 PCM

- Popular Location!
- Close to Newcastle Centre
- GF Bathroom
- Fitted Kitchen
- Two Bedrooms
- Open Plan Living Area
- Toilet and Basin to One Bedroom
- Good Sized Rear Yard

TWO BEDROOMS AND A POPULAR LOCATION!

This house in Basford is well located for commuting into Newcastle Under Lyme and Hanley.

An open plan living room downstairs, a shaker style kitchen and white bathroom comprise the accommodation on the ground floor.

There are two double bedrooms on the first floor, one of which has a separate toilet and wash basin! Outside there is a big yard with access to the alleyway at the rear.

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

OPEN PLAN LIVING ROOM

26'6" x 12'1" (8.08 x 3.68)

Grey fitted carpet. UPVC double glazed front door. Two double glazed windows. Two radiators. Fireplace with electric fire. Two enclosed light fittings and two wall lights. Open staircase with stairs leading to the first floor.

KITCHEN

8'4" x 6'4" (2.54 x 1.93)

Range of white laminate shaker style wall cupboards and base units with integrated electric oven, gas hob and stainless steel extractor hood. Stainless steel sink unit. Plumbing for washing machine. UPVC double glazed windows and door. Gas combi boiler. Grey tiled floor.

BATHROOM

6'1" x 5'10" (1.85 x 1.78)

Tiled floor and part tiled walls. White suite with panelled bath with shower over, pedestal wash basin and wc. Chrome towel rail radiator.

BEDROOM ONE

12'0" x 11'5" (3.66 x 3.48)

Fitted carpet. Two UPVC double glazed windows. Two radiators. Fitted wardrobe. W/c and wash basin.

BEDROOM TWO

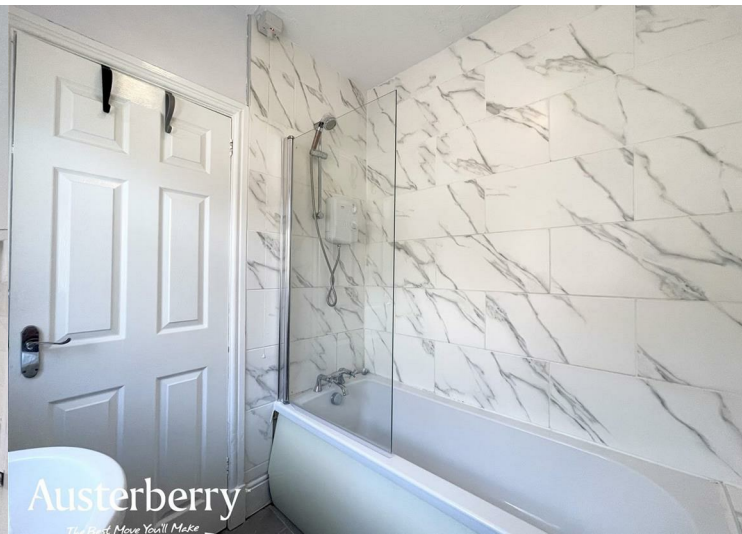
11'0" x 9'3" (3.35 x 2.82)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

The property is set back behind a forecourt at the front.

To the rear there is a large tarmac yard with gates and potential vehicle access and an outside tap.





Austerberry
The Best Move You'll Make

MATERIAL INFORMATION

Rent - £725pcm

Deposit - £836

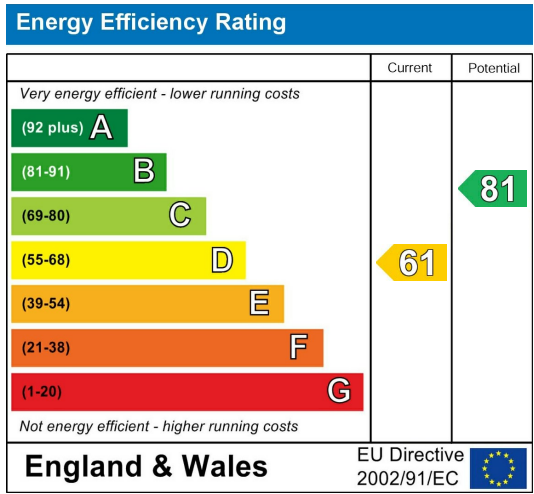
Holding Deposit - £167

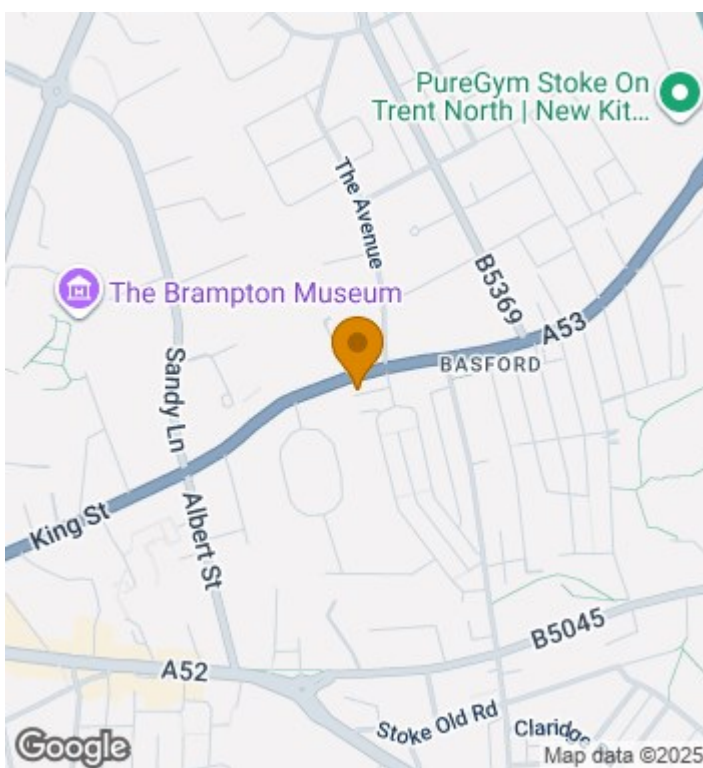
Council Tax Band - A

Minimum Rental Term – 6 months



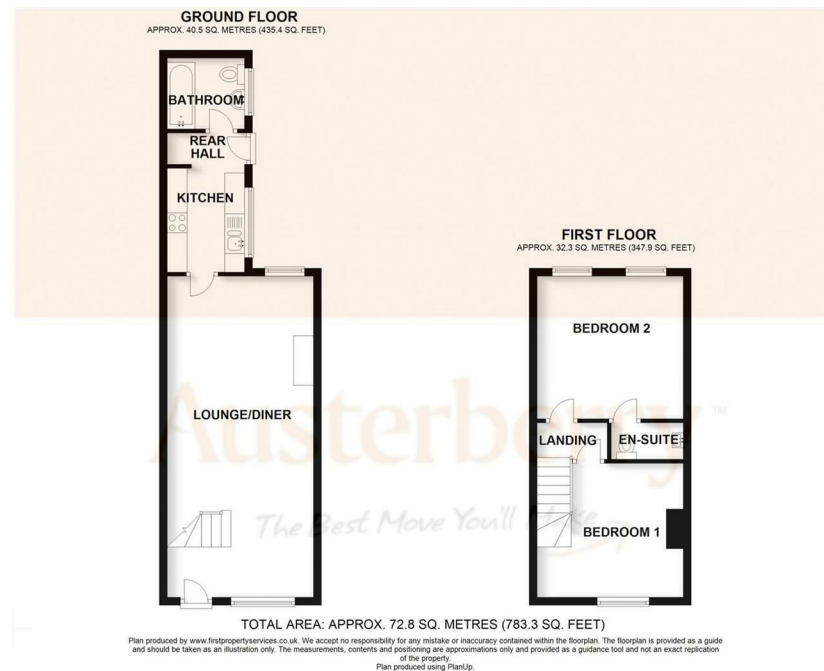
Austerberry
The Best Move You'll Make





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