

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Rawlins Street, Northwood, Stoke-On-Trent, ST1 6PE

PCM

£725 PCM

- Available To Let Now!
- Convenient Location
- Fresh Decoration
- Lounge Diner
- End Terraced House
- Two Bedrooms
- Modern Bathroom
- Local Shops And Primary School Nearby

A two bedroom end-terraced house situated in a very convenient location!

Featuring fresh decoration throughout and a fully modernised bathroom this centrally located property is offered to let and is available immediately!

Accommodation on offer includes an open plan lounge-diner in the ground floor, a practical kitchen and a bathroom which has just been tastefully modernised.

The first floor provides two good sized bedrooms featuring fresh decoration and brand new fitted carpets!

Unofficial parking is available to the side of the property which also provides access to the rear yard. The property is conveniently located, with local shops and a well regarded primary school just walking distance away.

External painting is planned for Spring 2026

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.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring.

LOUNGE DINER

21'6 max x 11'11 max, 7'5 min (6.55m max x 3.63m max, 2.26m min)
Fitted carpet. Two radiators. Two UPVC double glazed windows.

KITCHEN DINER

11'5 max x 6'8 max (3.48m max x 2.03m max)
Laminate flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Part tiled walls. Unused access to side entry.

REAR HALL

Laminate flooring. UPVC double glazed rear door. Space for fridge/freezer.

BATHROOM

6'7 x 6'6 (2.01m x 1.98m)
Vinyl flooring. Radiator. UPVC double glazed window. Bath with shower over, pedestal wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE


11'11 x 10'11 (3.63m x 3.33m)
New fitted carpet. Radiator. UPVC double glazed window.

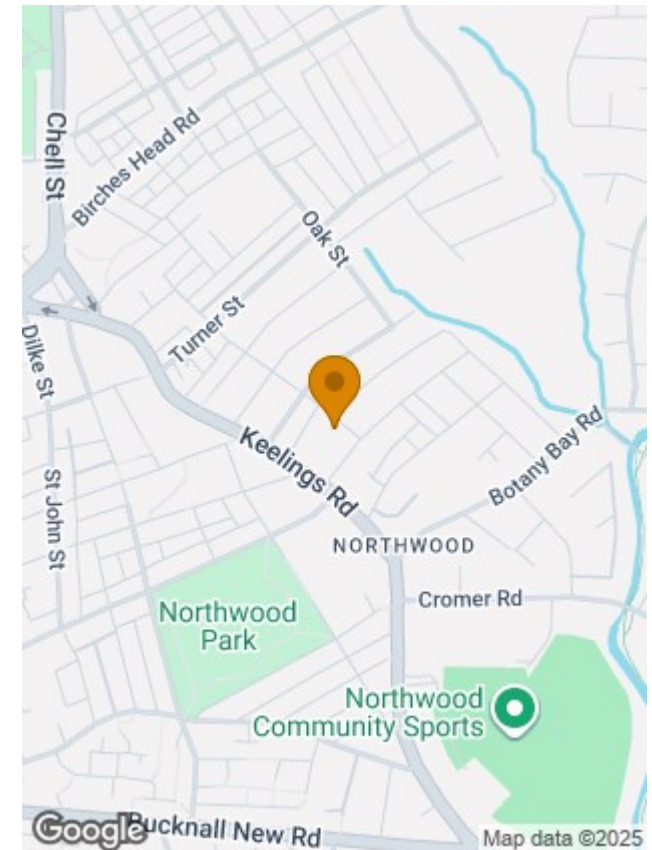
BEDROOM TWO

11'0 x 9'0 (3.35m x 2.74m)
New fitted carpet. Radiator. UPVC double glazed window. Store cupboard containing the Worcester combi boiler.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

Rent - £725pcm

Deposit - £836

Holding Deposit - £167

Council Tax Band - A

Minimum Rental Term – 6 months



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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