

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Tow Bed Semi Detached**
- **Central Heated, Double Glazed**
- **Council Tax Band A**
- **Gardens and Parking**
- **EPC Band D, Rating 66**
- **Ask an adviser to book your viewing**



**70 Harrowby Road, Stoke-On-Trent**  
Stoke-On-Trent, ST3 7BG

**Monthly Rental Of**  
**£845**

## Description

A two bedroom semi-detached property, situated in Meir on the outskirts of Stoke-on-Trent. The property benefits from gas central heating and double glazing. Accommodation comprises entrance hall, living room, kitchen, diner, and WC at ground floor level with two bedrooms and a family bathroom to the first floor. To the frontage is off-road parking and a low maintenance gravel garden. At the side is patio seating onto a rear lawn with fenced borders.

## Ground Floor

### Hallway

Wood laminate floor, door to front.

### Living Room *13' 0" x 14' 1" (3.95m x 4.29m)*

With laminate floor, power points, radiator, fitted shelving, electric fire and built-in cupboard.

### Kitchen/Diner *9' 3" x 13' 0" (2.83m x 3.95m)*

Fitted kitchen with grey wall and base units granite effect surfaces over. Part tiled walls and wooden floor. Includes cooker point, Power Point, washer point, radiator, extractor fan.

### Rear Hall

With concrete floor, door to rear and WC off.

## First Floor

### Landing

With carpeted floor and window to side.

### Bedroom 1 *11' 1" x 16' 5" (3.37m x 5.00m)*

*maximum measurement*

With carpeted floor, radiator times two, power points, fitted rails.

### Bedroom 2 *8' 8" x 12' 5" (2.65m x 3.78m)*

With carpeted floor, radiator and power points.

### Family Bathroom *6' 10" x 10' 0" (2.09m x 3.04m)*

Fitted bathroom suite in white with WC, basin, panel bath with combination, shower over. Part tiled Walls and tiled floor. Includes radiator, extractor fan, airing cupboard.

## Outside

To the frontage is a gravel garden side, concrete parking. At the rear is a patio seating area onto a large rear lawn.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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