

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Glenroyd Avenue, Eaton Park, Stoke-On-Trent, ST2 9LZ

PCM

£775 PCM

- Available Now
- Quite Cul-De-Sac Location
- UPVC Double Glazing
- White Bathroom Suite
- Two Bedrooms
- Fitted Kitchen
- Combi Boiler
- Garage

## AVAILABLE TO LET NOW! A TWO BEDROOM BUNGALOW IN A QUIET CUL-DE-SAC LOCATION

At the head of Glenroyd Avenue, you will find number 36, a two bedroom semi detached bungalow!

This house comprises two bedrooms, a family bathroom with electric shower over the bath, a combined living and dining room with grey laminate flooring and a fully fitted kitchen.

Outside there is a low maintenance paved rear garden with a decking area and a blue slate garden to the front with a paved driveway to the side leading to a detached garage.

**PLEASE NOTE THIS PROPERTY WILL BE UNFURNISHED.**

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.



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## GROUND FLOOR

### ENTANCE HALL

Laminate flooring. Radiator. UPVC double glazed door.

### BATHROOM

7'10" x 6'5" (2.39 x 1.96)

Grey laminate flooring. Fully tiled walls. White suite consisting of a bath with shower over, wash basin and low level wc. Heated towel rail radiator. UPVC double glazed window. Airing cupboard with water cylinder.

### BEDROOM TWO

9'11" x 6'3" (3.02 x 1.91)

Brown laminate flooring. Radiator. UPVC double glazed window. Large integrated wardrobes with sliding mirrored doors.

### BEDROOM ONE

11'10" x 9'11" (3.61 x 3.02)

Brown laminate flooring. Radiator. UPVC double glazed window.

### LIVING ROOM/DINING ROOM

18'7" x 11'10" (5.66 x 3.61)

Grey laminate flooring. Radiator. UPVC double glazed window and door. Fire surround with gas fire.

## KITCHEN

8'5" x 7'10" (2.57 x 2.39)

Grey laminate flooring. Tiled walls. Range of wall cupboards and base units. UPVC double glazed window. Plumbing for washing machine. Freestanding gas cooker. Combi boiler.

## OUTSIDE

There is a paved patio area and decking to the rear garden.

Blue slate to the front garden with a paved driveway to the side which leads to the...

## DETACHED GARAGE

Up and over door.





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**MATERIAL INFORMATION**

Rent - £775pcm

Deposit - £894

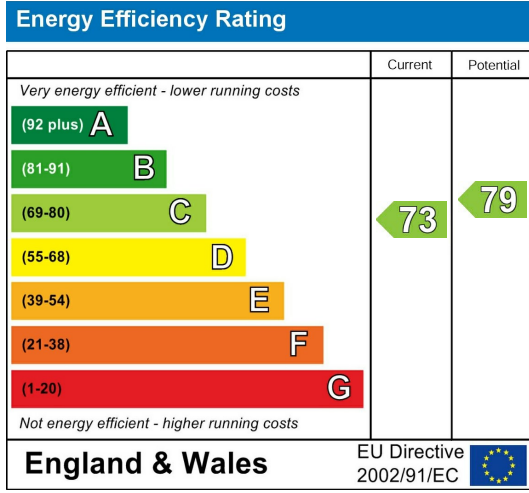
Holding Deposit - £178

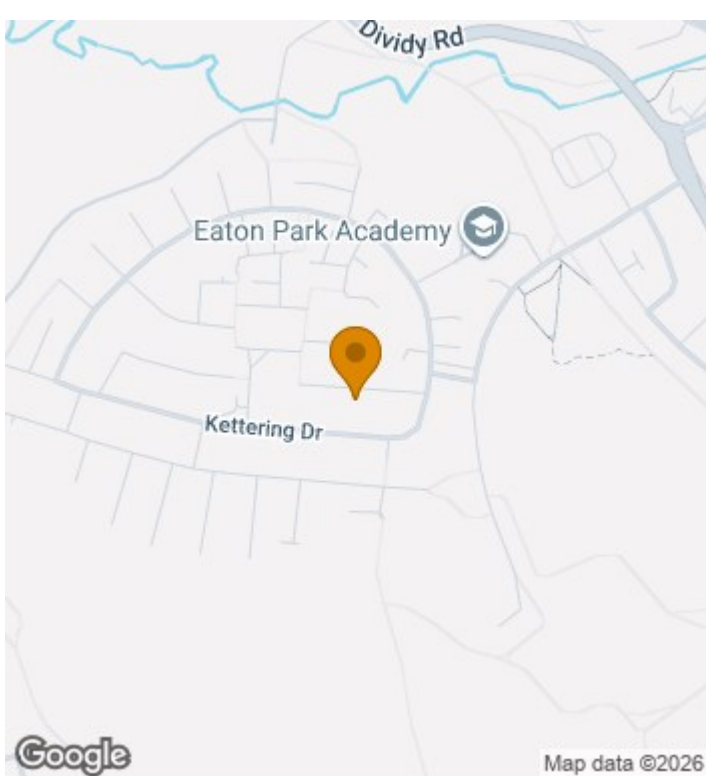
Council Tax Band - B

Minimum Rental Term – 6 months



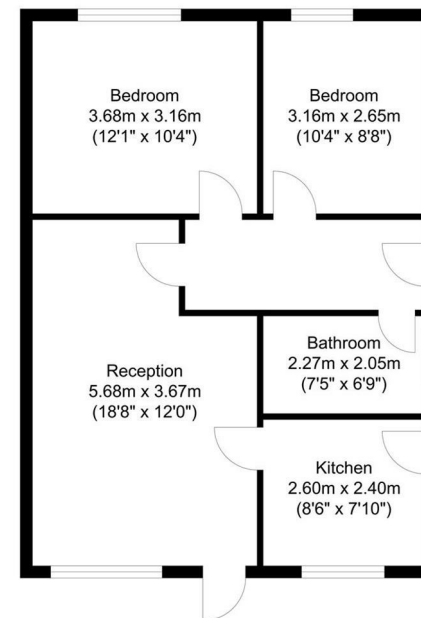
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#### PLEASE NOTE

- \* 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](mailto:enquiries@austerberry.co.uk)

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