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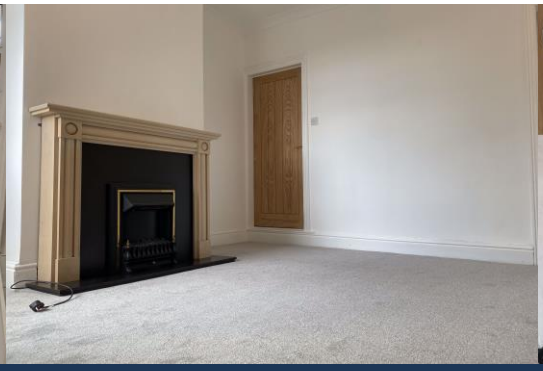
84 Church Street
Stoke-on-Trent
ST4 1BS

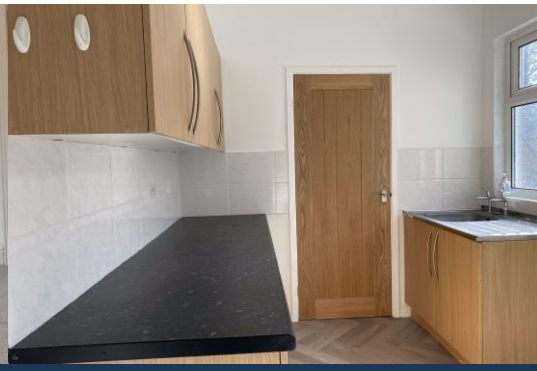
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- **Modernised two bed terrace**
- **Gas Central Heated**
- **EPC Band D, Rating 65**
- **Double Glazed**
- **Close to Hospital**
- **Ask an adviser to book your viewing**







3 Gresty Street, Stoke-On-Trent

Stoke-On-Trent, ST4 7HR

Monthly Rental Of £750

Description
A fully modernised two bedroom terraced house situated in Penkhull. This modernised property with views over Stoke on Trent benefits from a first floor bathroom, gas central heating, double glazing and has recently undergone renovation. Accommodation comprises dining room, living room, kitchen at ground floor level with two bedrooms a bathroom to the first floor. To the frontage is a forecourt at the rear is an enclosed paved yard with pedestrian access.

Ground Floor

Entrance Porch
With carpet floor, PVCu door to front.

Dining Room *10' 10" x 12' 1" (3.30m x 3.68m)*
The carpet floor, radiator, Power Point, feature hearth an inset electric fire. Bay window to front.

Living Room *15' 8" x 12' 1" (4.78m x 3.68m)*
With carpet floor, radiator, Power Point, aerial point, built-in cupboard, feature half with insert electric fire. Stairs off.

Kitchen *8' 10" x 7' 1" (2.70m x 2.17m)*
Fitted kitchen with pale wood wall and base units with granite effect surfaces over. Part tiled walls and wood effect floor . Includes power points, radiator, door to rear. Pantry cupboard/utility off Utility cupboard: with window to side, wood effect floor, power points, boiler and washer point.

First Floor

Landing
With carpeted floor, airing cupboard and Power Point.

Bedroom 1 *11' 1" x 12' 0" (3.37m x 3.67m)*
With carpeted floor, radiator, Power Point.

Bedroom 2 *8' 10" x 12' 1" (2.69m x 3.68m)*
With carpeted floor, radiator, Power Point and built-in cupboard.

Family Bathroom *8' 3" x 7' 3" (2.51m x 2.22m)*
Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with combination shower and screen over. Part tiled walls and wood effect floor. Include heated towel radiator .

Outside
To the front is the forecourt. At the rear is an enclosed paved yard with pedestrian access

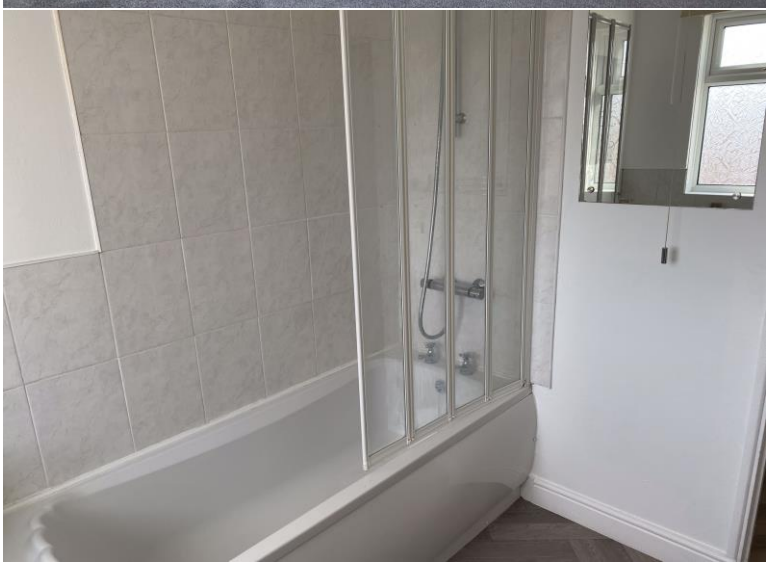
Viewings
To view this, or any other of our properties, please call **01782 847083.**

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 vouch 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.

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy performance certificate (EPC)

3 Gresty Street STOKE-ON-TRENT ST4 7HR	Energy rating **D**	Valid until:	**6 October 2031**
		Certificate number:	**2040-8000-4493-0595-3501**

Property type

Mid-terrace house

Total floor area

61 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy performance.