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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Modernise two bedroom semi-detached property
- Gas central heated and double glazing
- EPC Band D Rating 68, Council tax A
- Close to the university hospital
- Gardens and Garage
- Ask an advisor to book your viewing



58 Boon Avenue, Stoke-On-Trent
Stoke-On-Trent, ST4 7QP

Monthly Rental Of
£895

Description

A modernised two bedroom semi-detached property situated in Penkhull near to the university Hospital North Staffordshire. This modernised property benefits from gas central heating, double glazing, newly fitted kitchen and bathroom. Accommodation comprises entrance hall, living room, kitchen diner, garage and storerooms at ground floor level with two bedrooms and a family bathroom to the first floor. To the frontage is a low maintenance garden and shared path leading to a single integral garage. To the rear patio seating area and lawned garden.

Ground Floor

Entrance Porch

With tiled floor, door to front.

Hallway

With laminate floor, radiator, stairs off.

Living Room 14' 8" x 12' 5" (4.46m x 3.78m)

With laminate floor, radiators, Power Point, Internet point, feature fireplace with inset fire.

Kitchen diner 14' 8" x 9' 0" (4.47m x 2.75m)

Modern fitted kitchen with grey wall and space units marble effect surfaces over. Wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, radiator, washer point, built-in a lot of cupboard.

Rear hall

With tiled floor, two storage cupboards, access to garage.

Garage 15' 9" x 9' 3" (4.80m x 2.81m)

With concrete floor, up and over door, PowerPoint, lighting, door to rear.

First Floor

Landing

With Carpeted floor, radiator, stairs off.

Bedroom One 11' 8" x 17' 10" (3.55m x 5.44m)

With laminate floor, radiator, PowerPoint, built-in storage.

Bedroom 2 12' 4" x 10' 6" (3.77m x 3.21m)

With laminate floor, radiator, Power Points.

Bathroom 6' 8" x 7' 8" (2.03m x 2.34m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower and screen. Part tiled walls and tiled floor includes radiator.

Outside

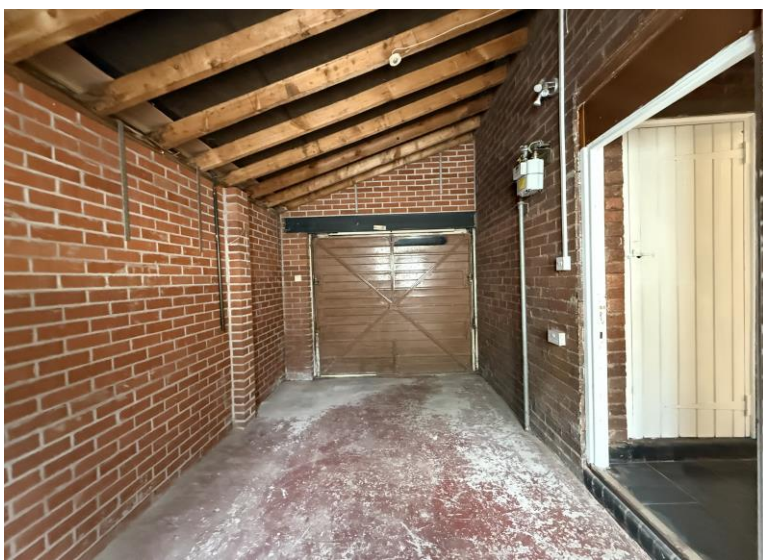
To the frontage the low maintenance block paved front garden . At the rear is a patio seating area and lawn garden.

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/ Marketing Period

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 complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). 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.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

Our Agency

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

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Energy performance certificate (EPC)

58 Boon Avenue STOKE-ON-TRENT ST4 7QP	Energy rating D	Valid until:	12 January 2035
		Certificate number:	7335-3629-5400-0229-5296

Property type	Semi-detached house
Total floor area	63 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)