

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Stanfield Road, Burslem, Stoke-On-Trent, ST6 1AT

£750 PCM

- Refurbished And Modernised
- Two Bedrooms
- New Fitted Kitchen
- Large Rear Yard
- Ready To Let Now!
- Two Reception Rooms
- New Shower Room
- External Utility Room

Fully Refurbished & Modernised! AVAILABLE NOW.

As soon as you enter this property on Stanfield Road, we know you're going to be very impressed. Having undergone a complete scheme of modernisation and refurbishment this house is ready for immediate occupation.

The terraced house offers a traditional layout of two reception rooms with new laminate flooring and two double bedrooms with new fitted carpets and fresh decoration. Also on the ground floor there is a new fitted kitchen with an integrated electric oven & hob along with high quality tiled flooring and the shower room is also brand new with a large walk-in shower and a white suite.

Outside there is on-street parking to the front and a large enclosed yard to the rear with an outdoor utility room with plumbing for a washing machine.

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

SITTING ROOM

11'3 x 9'3 (3.43m x 2.82m)

UPVC double glazed front door and window. Grey laminate flooring. Radiator.

LIVING ROOM

12'3 x 9'2 (3.73m x 2.79m)

Grey laminate flooring. Radiator. UPVC double glazed window. Under stairs cupboard with shelving.

KITCHEN

17'4 x 5'9 (5.28m x 1.75m)

Range of brand new glossy grey wall cupboards and base units with an integrated electric oven and gas hob. Grey tiled flooring. Radiator. UPVC double glazed window.

SHOWER ROOM

6'1 x 5'5 (1.85m x 1.65m)

Brand new white suite with a walk in shower and glass screen, wash basin and wc. Chrome heated towel rail radiator. Tiled floor and walls. UPVC double glazed window.

FIRST FLOOR

BEDROOM ONE

11'3 x 9'4 (3.43m x 2.84m)

New grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'5 x 10'5 (3.78m x 3.18m)

New grey fitted carpet. Radiator. UPVC double glazed window. Two integrated cupboards, one containing the gas combi boiler.

OUTSIDE

There is on street parking to the front of the property.

To the rear there is a large enclosed paved rear yard with a pedestrian gate. There is also an external laundry room with plumbing for a washing machine.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * 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.

MATERIAL INFORMATION

Rent - £750pcm

Deposit - £865

Holding Deposit - £173

Council Tax Band - A

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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