



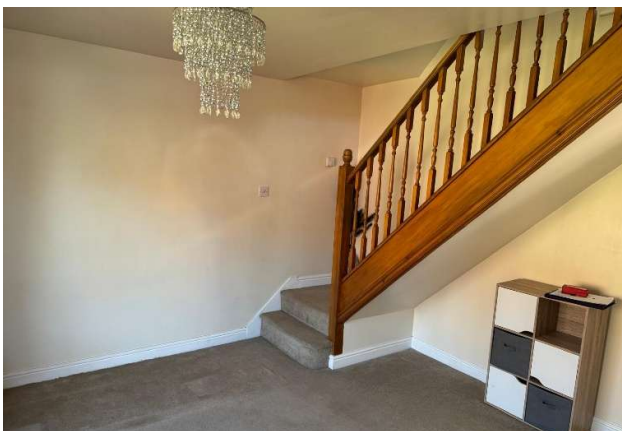
RORY MACK

ASSOCIATES

**3 RICHMOND MEWS, STAFFORD
CLOSE, STONE, ST15 0LS**

**TO LET
£800 PCM**

- Charming Two Bedroom End Town House Located in the Sought-After Area of Stone!
- Well Presented Throughout, Featuring Spacious Lounge and Kitchen to the Ground Floor, With the First Floor Featuring Two Well Proportioned Bedrooms and a Family Bathroom. Externally offers Ample Off-Road Parking and an Enclosed Rear Garden.
- EPC rating D



3 RICHMOND MEWS

STONE,

ST15 0LS

GENERAL DESCRIPTION

A well-presented Two Bedroom End Town House located in the highly sought-after area in Stone!

An end town house in a block of four dating from 1990s. Well situated within 5 minute's walk from M& S and High Street. Schools are convenient. The River Trent within less than 5 minutes offers pleasant walks as does the Trent Mersey Canal.

This two storey property has the benefit of a private drive offering parking, an open front garden and enclosed rear garden.

LOCATION

Richmond Mews is a continuation of Stafford Close, approached from Stafford Street out of Stone Town centre. Located before the Walton roundabout the house is within easy walking distance of the town centre.

The A34 leading to Stafford and Stoke -on Trent is within ¼ mile.

ACCOMODATION

Ground Floor

Entrance hall. Fitted Kitchen with a range of light oak style units with laminate worksurfaces offering good wall and floor storage. There is a one and a half bowl sink unit, gas hob and electric oven. Sitting Room into bay window by 4m with stairs to first floor.

First Floor

Landing. Bedroom 1, Bedroom with airing cupboard and fitted cupboard. Bathroom with pedestal wash basin, wc. panel bath with electric shower over.

Outside

Tarmac drive to double gates.

Open plan front lawn.

Enclosed rear garden with lawn .

EPC

Band D

COUNCIL TAX

Band B

SERVICES

All mains including electricity, gas and water are connected.

Please note that the bills are not inclusive within the rent.

VAT

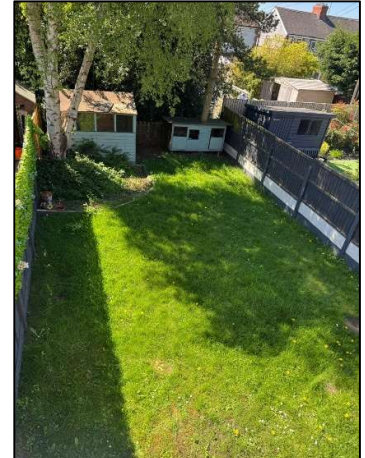
The rent will not be subject to VAT

ACCOMMODATION

| | | | |
|----------|-----------|---------|-------------|
| Lounge | 4.5m x 4m | Bedroom | 1.4m x 2.7m |
| Kitchen | 4m x 2.8m | Bedroom | 2.9m x 2.2m |
| Bathroom | | | |
| Total | 55sq. m | | |

ANTI MONEY LAUNDERING REGULATIONS

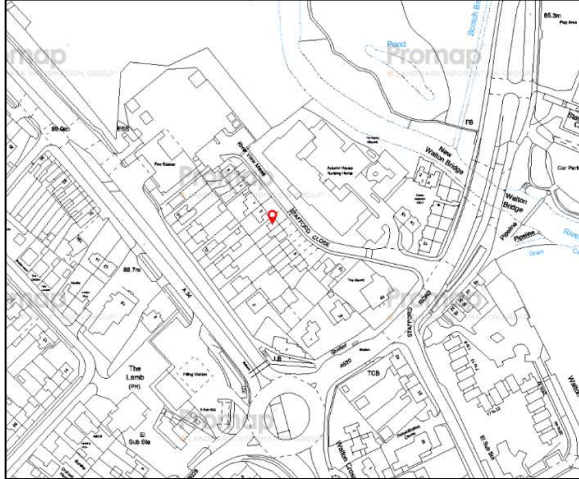
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



3 RICHMOND MEWS,

STONE,

ST15 0LS



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements