

KEATES

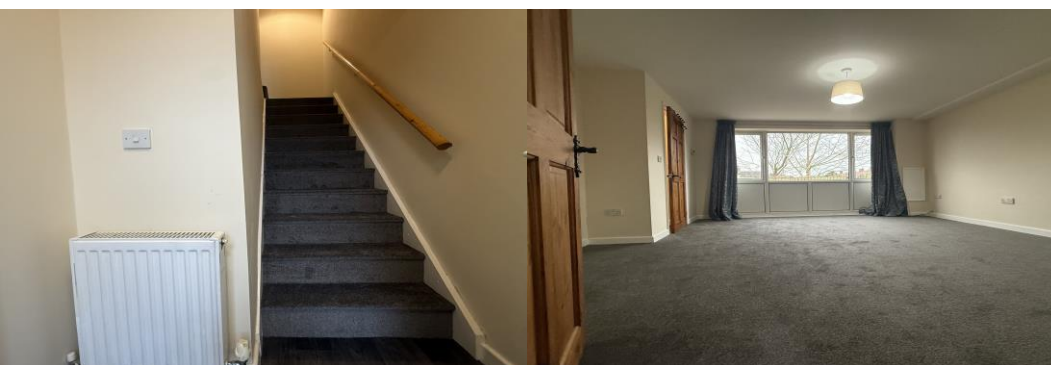
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modern Two Bed Semi**
- **Modern Kitchen and Bathroom**
- **Parking and Garden**
- **Gas Central Heated and Double Glazed**
- **EPC Band C Rating 75 Council Tax B**
- **Ask an adviser for further details**



22 Ashbourne Road, Cheadle
Stoke-On-Trent, ST10 1HQ

Monthly Rental Of
£895

Description

A modern two bedroom semi-detached property situated close to Cheadle town Centre. The property benefits from gas central heating and double glazing, front garden and parking. Accommodation comprises hallway, living room, kitchen, utility and WC at ground floor level with two bedrooms and the bathroom to the first floor. To the frontage is low maintenance patio garden with access to gravel parking space. At the rear is a small enclosed yard with side pedestrian access.

Ground Floor

Hallway

PVCU door to front, carpeted floor, radiator.

Living Room *15' 3" x 13' 5" (4.65m x 4.10m)*

With carpeted floor, radiator, Power Point, aerial point. Telephone point.

Kitchen/Diner *10' 8" x 8' 4" (3.24m x 2.54m)*

Modern fitted kitchen with light oak wall and base units granite effect surfaces over. Part tiled walls and wood effect vinyl floor. Includes radiator, Power Point, integrated cooker hob and extractor hood.

Utility room *5' 9" x 6' 5" (1.76m x 1.95m)*

With wood effect flooring, power points, washer point, radiator and PVCu door to rear.

wc *5' 5" x 5' 5" (1.66m x 1.66m)*

Modern suite in white including pedestal basin and WC. Part tiled walls and wood effect vinyl floor. Includes extractor fan.

First Floor

Landing

With carpeted floor, stairs off, Power Point.

Bedroom 1 *9' 3" x 13' 5" (2.83m x 4.08m)*

With carpeted floor, radiator, Power Point.

Bedroom 2 *8' 6" x 9' 1" (2.58m x 2.77m)*

With carpeted floor, radiator, Power Point.

Bathroom *8' 2" x 5' 6" (2.49m x 1.68m)*

Modern fitted bathroom suite in white with pedestal basin, WC, paneled bath with electric shower over.

Majority tiled walls and wood effect vinyl floor.

Includes radiator and extractor fan.

Outside

To the frontage is a fenced and paved forecourt/sun terrace with access to off road parking. At the rear is an enclosed 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/ 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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Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy performance certificate (EPC)

22 ASHBOURNE ROAD CHEADLE ST10 1HQ	Energy rating	Valid until:	14 November 2030
	C	Certificate number:	4830-9429-0009-0752-1202

Property type Semi-detached house

Total floor area 71 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 C. It has the potential to be B.

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