

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Thornhill Road, Bentilee, Stoke-On-Trent, ST2 0QG

PCM

£875 PCM

- Available To Let Now!
- White Bathroom Suite
- Gas Combi Boiler
- Large Fitted Kitchen
- Three Bedrooms
- Spacious Lounge
- UPVC Double Glazed Window
- Double Width Driveway

Available to let now! A large semi detached house with a drive.

This property on Thornhill Road offers everything you could want. It is situated on a quiet residential cul-de-sac, close to open space and this property is tucked away in the corner.

The accommodation comprises a comfortable lounge with feature media wall, a large fitted kitchen with a range of wall and base units along with integrated appliances and a downstairs cloaks/wc is a nice practical addition. Upstairs are three generous bedrooms with new fitted carpets and the bathroom has a modern white suite and part tiled walls.

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.



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Grey fitted carpet. Radiator. Window. Stairs to the first floor.

### LOUNGE

14'06 x 9'10 (4.42m x 3.00m)

Grey fitted carpet. UPVC double glazed sliding patio doors. Radiator. Feature media wall with plug sockets.

### KITCHEN

14'08 x 10'02 (4.47m x 3.10m)

Gloss white fitted kitchen with gas hob and electric oven. Plumbing for washing machine and dishwasher. Tiled flooring. UPVC Double glazed windows. Understairs storage cupboard. Gas combi boiler.

### DOWNSTAIRS W/C

Toilet. Wash basin. Radiator. UPVC double glazed window. Tiled floor.

## FIRST FLOOR

## BEDROOM ONE

10'03 x 9'09 (3.12m x 2.97m)

Grey fitted carpet. UPVC double glazed window. Radiator. Feature wallpaper wall.

## BEDROOM TWO

11'03 x 8'02 (3.43m x 2.49m)

Grey fitted carpet. UPVC double glazed window. Radiator.

## BEDROOM THREE

9'04 x 8'02 (2.84m x 2.49m)

Grey fitted carpet. UPVC double glazed window. Radiator.

## BATHROOM

7'09 x 5'06 (2.36m x 1.68m)

Modern white bathroom with shower fitting to the bath. Toilet. Wash basin. Heated towel rail. Window. Vinyl flooring.

## OUTSIDE

To the front there is a double width driveway.

Whilst at the rear there is a paved patio area and grass lawn





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**MATERIAL INFORMATION**

Rent - £875pcm

Deposit - £1009

Holding Deposit - £201

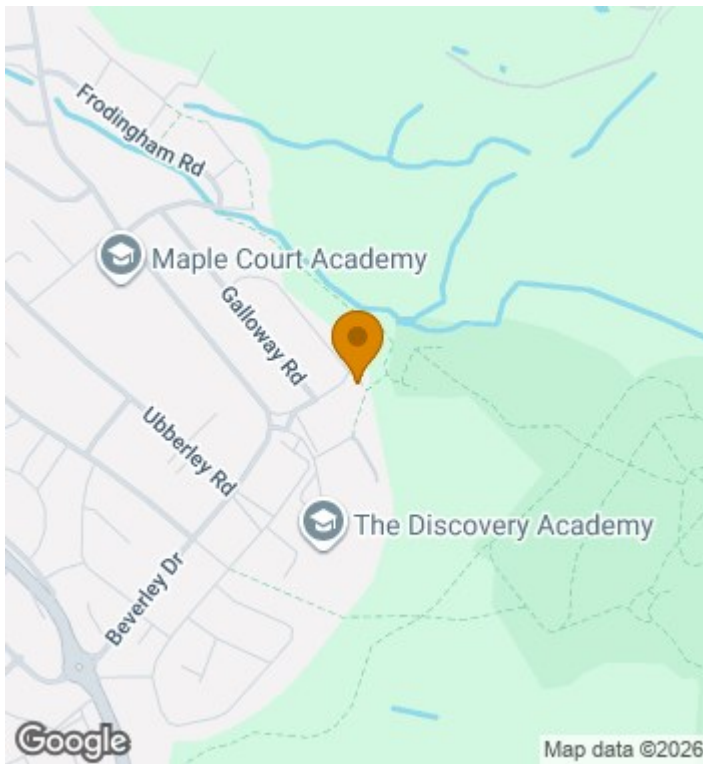
Council Tax Band - A

Minimum Rental Term – 6 months



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



**PLEASE NOTE**

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* 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.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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