



13 Staveley Close, Bucknall, Stoke-On-Trent, ST2 9PU

£825 Per month

Well-presented two bedroom townhouse situated within a popular residential cul-de-sac in Bucknall, offering well-proportioned accommodation throughout. Briefly comprising an entrance hall, bright lounge and kitchen/diner with French doors opening onto the enclosed rear garden. To the first floor are two double bedrooms and a family bathroom fitted with a three-piece suite. Externally, the property benefits from a block-paved driveway providing ample off-road parking, a low-maintenance rear garden and the added advantage of a separate single garage. Conveniently located close to local amenities, well-regarded schools and excellent commuter links.

CALL US TO ARRANGE A VIEWING BETWEEN 9AM AND 9PM, 7 DAYS A WEEK!

Denise White Estate Agent's Comments

Denise White Estate Agents are delighted to present this two bedroom townhouse, tucked away in a popular residential cul-de-sac in Bucknall. Offering practical living accommodation, ample off-road parking, an enclosed low-maintenance garden and the added benefit of a separate garage, this property is ideal for those looking for a long-term home.

Conveniently located within easy reach of local shops, schools and excellent transport links, the property comprises an entrance hall leading into a spacious lounge with a feature fireplace and staircase to the first floor. To the rear is a modern kitchen/diner fitted with a range of wall and base units, integrated oven and gas hob, with French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers two double bedrooms together with a contemporary family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from a block-paved driveway providing off-road parking to the front for multiple vehicles, while the enclosed rear garden has been designed for low maintenance with artificial lawn, patio seating areas and a garden shed. A separate single garage, located within a nearby block, is also included within the rent.

Lounge

14'9 x 14'03 (4.50m x 4.34m)



Double glazed window to the front aspect, feature fireplace with gas fire, fitted carpet, radiator, ceiling light, coving to the ceiling, stairs rising to the first floor and access through to the kitchen/diner.

Kitchen

14'08 x 8'08 (4.47m x 2.64m)



Double glazed window and French doors opening onto the rear garden. Fitted with a modern range of wall and base units with complementary work surfaces, incorporating a gas hob, oven and grill with extractor hood over, sink with mixer tap, and plumbing for a washing machine. Radiator and ceiling light.

Landing



Fitted carpet, built-in storage cupboard housing the wall-mounted gas combination boiler, and doors leading to both bedrooms and the family bathroom.

Bedroom One

14'09 x 8'09 (4.50m x 2.67m)



Double bedroom with a rear-facing double glazed window, fitted carpet, radiator, ceiling light and a range of fitted bedroom furniture.

Bedroom Two

14'04 max x 7'09 (4.37m max x 2.36m)



A well-proportioned second bedroom with a front-facing double glazed window, fitted carpet, radiator and ceiling light.

Family Bathroom



Fitted with a modern three-piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC. Double glazed window to the front aspect, radiator and recessed spotlights.

Outside



To the front, the property benefits from a block-paved driveway providing ample off-road parking. The enclosed rear garden has been thoughtfully designed for low maintenance, featuring artificial lawn, gravel borders, patio seating areas, a garden shed and a gated side access. A single garage, located within a nearby block, is also included.

Agents Notes

Services: Mains gas, electric and water
Gas Central Heating
Council Tax Band - B
EPC Rating: C

Security Deposit

A security deposit equivalent to five weeks' rent (£950) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Holding Deposit

A holding deposit equivalent to one week's rent (£190) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

About Your Agent

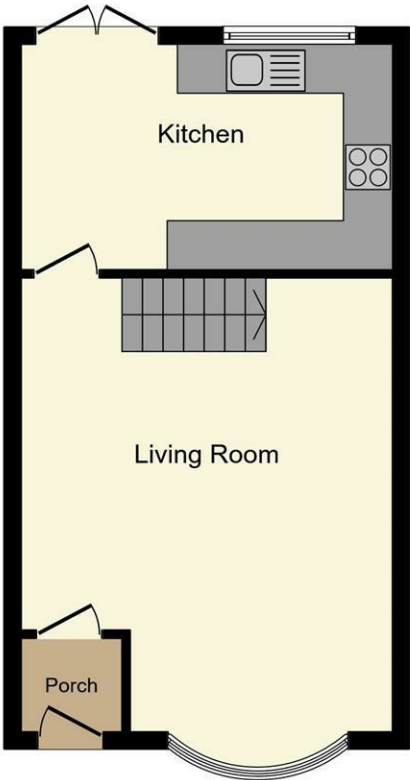


"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

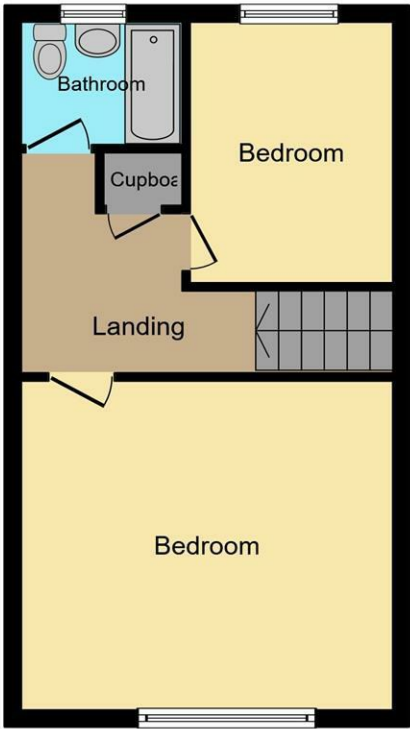
Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

Floor Plan



Ground Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx



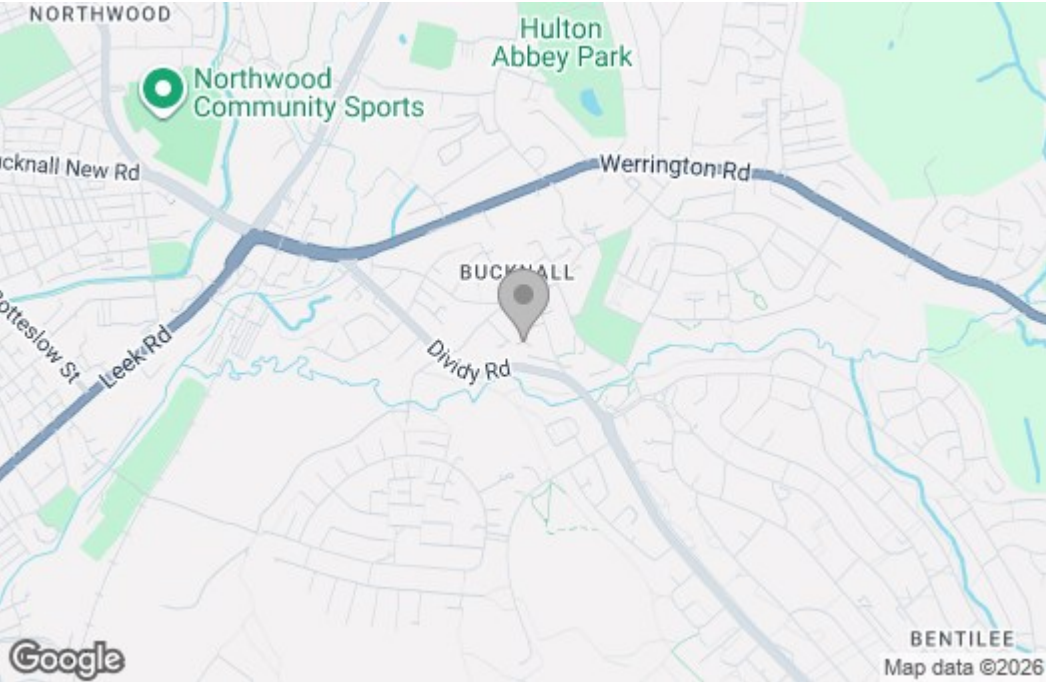
First Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx

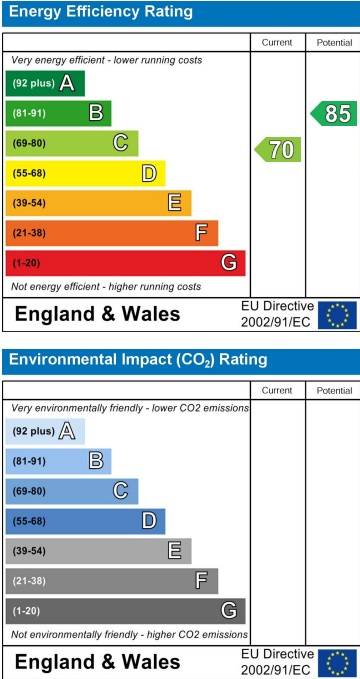
Total floor area 77.0 sq. m. (829 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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