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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Newly Built Three Bed Semi detached house**
- **Parking and Garden**
- **Ask an adviser to book your viewing**
- **Central Heated and Double Glazed**
- **EPC Band B Rating 83, Council Tax B**
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24 Percy Curnock Drive, Burslem
Stoke on Trent, ST6 2FB

Monthly Rental Of
£995

Description

A newly built three bedroom semi detached property situated Burslem. This three bedroom semi-detached property benefits from modern kitchen and bathroom, off-road parking, rear garden. Accommodation comprises entrance hall, ground floor, WC, living room, kitchen diner at ground floor level with three bedrooms and two bathrooms to the first floor. To the frontage is a paved forecourt leading to a side tarmac driveway at the rear is an enclosed garden with patio seating area and lawn garden.

Entrance Hall

With laminate floor, radiator, WC off.

WC 4' 0" x 5' 5" (1.23m x 1.65m)

Fitted suite in white with WC and corner basin, part tiled walls and wood effect floor. Includes a radiator and extractor fan.

Living Room 14' 4" x 18' 3" (4.36m x 5.57m)

Maximum

With wood effect floor, radiator, USB Power Points, telephone point, aerial point, Internet point, stairs off

Kitchen/Diner 14' 4" x 9' 4" (4.37m x 2.84m)

Modern fitted kitchen with white wall and basin units wood effect surfaces over. Wood effect floor. Includes integrated cooker, hob and extractor hood, Power Points, Washer point. built-in cupboard and patio doors onto garden.

First Floor

Landing

With carpeted floor, radiator, Power Point, built-in cupboard.

Bedroom 1 10' 10" x 9' 5" (3.29m x 2.88m)

With carpeted floor, radiator, USB Power Points, built-in, wardrobe, en-suite, bathroom off.

En-suite 4' 10" x 6' 4" (1.48m x 1.94m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

Family Bathroom 5' 10" x 6' 8" (1.79m x 2.04m)

Modern fitted bathroom suite and white with WC, pedestal basin, panel bath with mixer shower over. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

Bedroom 2 7' 9" x 12' 2" (2.35m x 3.70m)

With carpeted floor, radiator, Power Points.

Bedroom 3 9' 3" x 6' 8" (2.83m x 2.04m)

With carpeted floor, radiator, Power Points.

Outside

To the frontage is a paved forecourt leading to a side tarmac driveway. At the rear is an enclosed garden with patio seating area and lawn garden.

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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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

83

England

EU Directive
2002/91/EC