



STEPHENSON BROWNE

**Wilmot Drive, Knutton,
Newcastle Under Lyme**
ST5 9AZ



£995 PCM

Description

Built in 2019, this property is of the "Pemberton" design, meaning it has a whole host of extra features such as integrated appliances, front and rear gardens, off road parking for two cars, ensuite in the master bedroom. Comprising of entrance hall and lounge front facing which follows into the kitchen/diner with french doors, opening onto the lawned rear garden. To the first floor are two double bedrooms and the family bathroom. The master bedroom has the added benefit of an ensuite. Externally there are gardens to the front and rear as well as off road parking. Available imminently following some end tenancy works. Council Tax Band B, EPC Grade B, Long Term Let.



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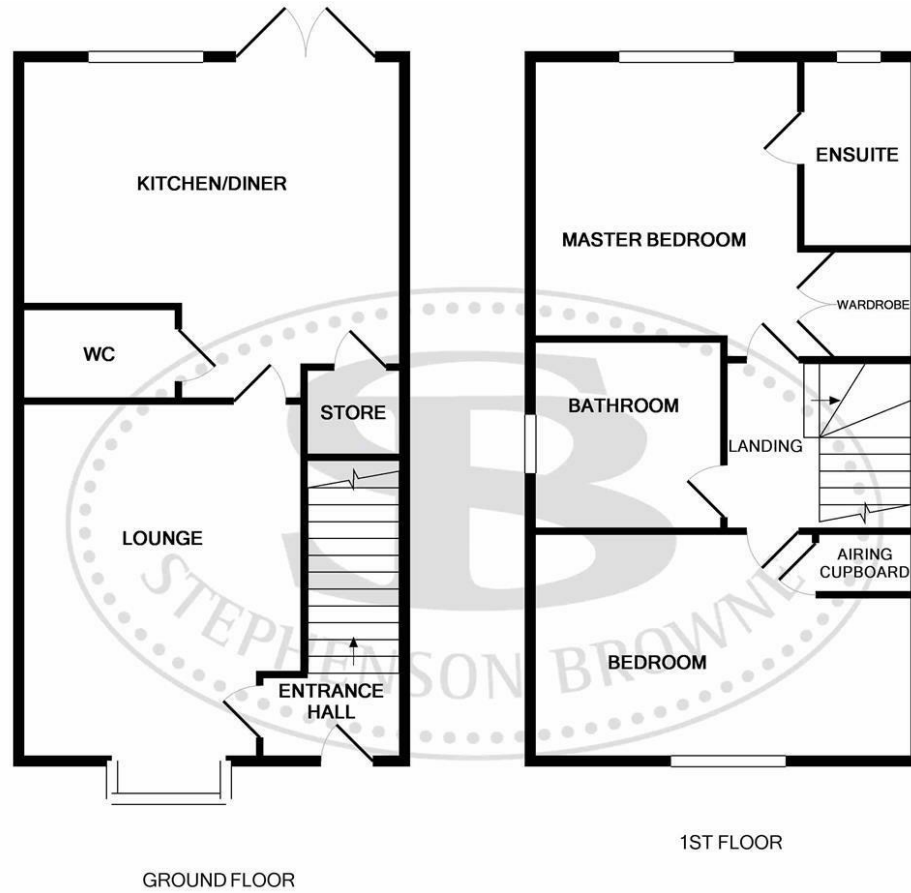
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Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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