

## 4 Hareshaw Grove, Stoke-On-Trent, ST6 6US



To Let Exclusive at £895 Per month

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented and up to date mid town house situated in this ever popular location on the Wedgewood Farm development. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises spacious lounge, fitted kitchen, half-brick conservatory and to the first floor are two bedrooms along with a first floor shower room. Externally the property offers a generous garden to the rear along with a driveway to the front providing off road parking for two vehicles. Viewing Advised !

### **BAY FRONTED LOUNGE 5.87m x 3.28m (19'3" x 10'9")**

With Upvc double glazed frosted front access door, Upvc double glazed bay window to front with stained glass and lead effect, feature light fitting, smoke alarm, two double panelled radiators, built-in cupboard providing ample domestic storage space, ADSL / phone line connection point, TV aerial connection point, power points, wood laminate flooring, stairs to first floor and door leading off to;



### **FITTED KITCHEN 3.28m x 2.69m plus recess for doors (10'9" x 8'10" plus recess for doors)**

With Upvc double glazed windows to rear, five lamp spotlight fitting, smoke alarm, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in Hotpoint dual compartment electric fan oven, built-in four ring gas hob with extractor hood above, space for automatic washing machine, space for fridge/freezer, access to understairs storage cupboards providing ample domestic storage space, ceramic tile flooring, electricity consumer unit, power points and Upvc double glazed door leads off to;



### **HALF BRICK CONSERVATORY 2.69m x 2.41m (8'10" x 7'11")**

With Upvc double glazed rear access door, Upvc double glazed windows to side and rear aspects, three lamp spotlight fitting, double panelled radiator, ceramic tile flooring and power points.



### **FIRST FLOOR LANDING 2.82m x 0.76m (9'3" x 2'6")**

With pendant light fitting, smoke alarm, loft access, power point and doors leading off to;

### **BEDROOM ONE (FRONT) 2.97m x 3.28m (9'9" x 10'9")**

With Upvc double glazed window to front, pendant light fitting, smoke alarm, double panelled radiator, Virgin Media connection point (subject to usual transfer regulations) and power points.



### **BEDROOM TWO (REAR) 3.25m x 2.49m (10'8" x 8'2")**

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, airing cupboard housing a Main gas combination boiler providing the domestic hot water and heating systems, and power points.



### FIRST FLOOR SHOWER ROOM 2.36m x 1.75m (7'9" x 5'9")

With enclosed light fitting, extractor fan, single panelled radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, fully glazed shower enclosure with Triton electric shower unit, chrome towel rail, ceramic wall tiling, and wood effect vinyl cushion flooring.



### EXTERNALLY

#### FRONT YARD

Bounded by concrete post and timber fencing, with block paved driveway parking for up to two vehicles, and access to built-in meter cupboards housing gas and electricity meters.



## ENCLOSED SOUTH FACING REAR YARD

Bounded by concrete posts and timber fencing, with stone flag paving and patio area providing ample domestic patio and sitting space, plum slate chippings, outdoor tap, and timber built garden shed.



## COUNCIL TAX

Band 'A' amount payable to City of Stoke-on-Trent Council.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## **TERMS**

The property is offered to let at £895.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £1032.69 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £206.53 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

