



163 Bank Hall Road

Burslem, Stoke-On-Trent, ST6 7DT

£1,100 Per month

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Keep calm and lets find you a new home !"

Welcome to this three bedroom detached home situated in a well established and well connected location. A wonderful opportunity for anyone seeking comfortable living with ample space and convenience with off road parking and a landscaped garden.

#rental#threebedroomdetached#availablenow



Denise White Estate Agents Comments

Upon arrival, you'll appreciate the driveway to the front, providing convenient off-street parking with double gates leading you up into the rear garden.

Inside, the home features a spacious living area with plenty of natural light, ideal for relaxing or entertaining, a guest W.C which can be found just off the entrance hallway, a well equipped kitchen offering both functionality and style with space for a dining table and a conservatory with double doors opening out into the rear garden. Upstairs, you'll find two double bedrooms with the main bedroom boasting an en-suite shower room, and a third room. Finally, a spacious family bathroom offering a W.C, vanity wash hand basin and bath.

Outside, Bank Hall Road offers an easy to maintain rear garden with a patio area ideal for outdoor furniture and BBQ's on a summers evening, with steps leading up to an artificial lawn area and further patio space. The garden is privately enclosed with wooden fencing.

Situated in a desirable location close to local amenities, transport links, and excellent schools, this home is perfect for couples, small families, or professionals looking for a versatile property. Don't miss out on making this house your new home!

Holding Deposit

Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equates to £253.

Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. This equates to £1269.

Entrance Hall

Tiled flooring and stairs to first floor.

Downstairs W.C

Double glazed obscured window, wash hand basin and low level W.C.

Living Room 11'5" x 15'11" (3.48 x 4.86)

Double glazed window to the front, tiled flooring, radiator & gas fire fitted to wall.

Kitchen/Diner 8'8" x 14'8" (2.66 x 4.49)

Double glazed window, sliding doors opening out into the conservatory, tiled flooring, radiator fitted to wall and storage cupboard under stairs. The kitchen has matching wall and base units, sink with drainage board and integrated oven with four ring gas hob and extractor fan.

Conservatory 8'10" x 7'11" (2.70 x 2.43)

Double glazed throughout with double doors opening out into the garden, tiled flooring.

Landing

Carpet flooring.

Bedroom One 9'8" x 11'4" (2.96 x 3.47)

Double glazed window, carpet flooring and radiator fitted to wall. Access through into en-suite.

En-Suite 8'7" x 1'2" (2.63 x 0.36)

Obscured double glazed window, radiator fitted to wall, vanity wash hand basin, low level W.C and shower cubicle with folding door.

Bedroom Two 8'5" x 9'7" (2.59 x 2.94)

Double glazed window, carpet flooring and radiator fitted to wall.

Bedroom Three 7'5"-6'0" (2.28-1.83)

Double glazed window, carpet flooring.

Family Bathroom 8'5" x 5'6" (2.59 x 1.69)

Obscured double glazed window, Lino style flooring, vanity wash hand basin with electric light up mirror, low level W.C and bath with shower attachment to taps.

Exterior

Driveway parking to the front with space for multiple vehicles. The rear garden presents both patio and lawn areas with steps leading up to a higher level.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective tenants are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the landlord.

Agents Notes

Furnishing: Unfurnished

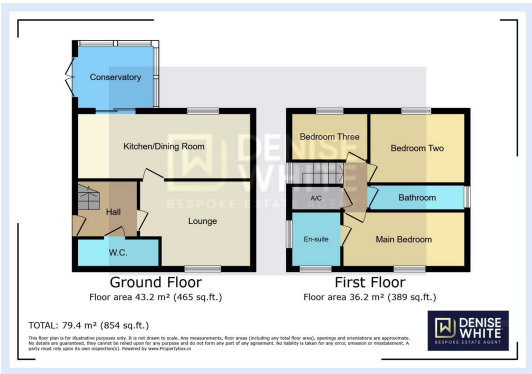
Council Tax: Band C

Heating Type: Gas Central Heating

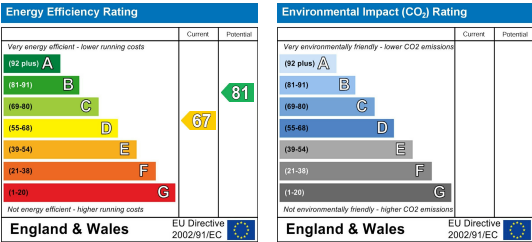
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.