



89 Coseley Street

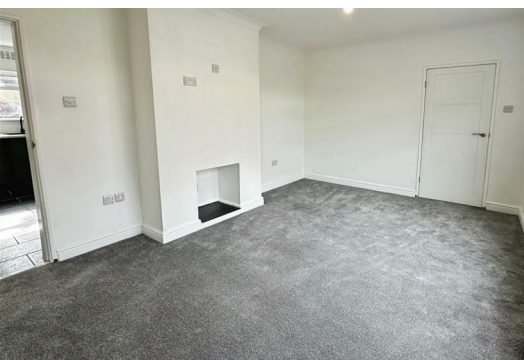
, Stoke-On-Trent, ST6 1LP

£895 Per month



A recently updated three bedroom semi-detached property located in the Smallthorne area of Stoke-on-Trent. The property has been decorated throughout and offers spacious accommodation, newly fitted carpets, a new kitchen, and off-road parking. Conveniently positioned for local amenities, schools and transport links.

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



Denise White Estate Agents Comments

Recently updated three bedroom semi-detached property, situated in the popular Smallthorne area of Stoke-on-Trent.

The property has been improved throughout by the landlord and benefits from fresh neutral decoration, newly fitted carpets, a newly installed kitchen, and off-road parking.

The accommodation briefly comprises an entrance hall leading to a living room and a large kitchen with newly fitted units, and access to a separate utility area and ground floor WC. To the first floor are three bedrooms, including two double bedrooms and a single bedroom, along with a family bathroom.

Externally, the property occupies a corner plot with gardens to the front and rear, along with a private driveway providing off-road parking.

Ideally located for access to local amenities, schools and transport links, with convenient connections to Burslem, Hanley and Tunstall, this property offers practical family accommodation with the benefit of recent improvements throughout.

Location

Situated within the Smallthorne area of Stoke-on-Trent, offering convenient access to a range of local amenities including shops, schools, supermarkets and everyday services. The property is also well placed for access to nearby areas including Burslem, Hanley and Tunstall, with excellent transport links providing connections across Stoke-on-Trent and surrounding areas. The area also benefits from access to local parks and walks nearby.

Entrance Hall

Long entrance hall with composite front door, newly fitted grey carpet and access to the main living accommodation.

Living Room

Bright reception room featuring newly fitted grey carpet, neutral décor, double glazed window and gas central heating radiator.

Kitchen

Generously sized with newly fitted units, light work surfaces, new sink and space for cooker and undercounter appliance. Featuring three double glazed windows, black tiled flooring, gas central heating boiler and useful under-stairs storage cupboard.

Utility Room 8'2" x 7'7" (2.50 x 2.32)

Handy additional space providing access to the rear garden, with black tiled flooring, double glazed rear door, slimline window and access to the kitchen, hallway and WC.

WC 4'4" x 2'6" (1.33 x 0.77)

Convenient ground floor WC with low-level toilet, tiled flooring and neutral décor.

Stairs and Landing

Bedroom One 10'8" x 10'4" (3.26 x 3.17)

Good-sized double bedroom with newly fitted grey carpet, neutral décor, double glazed window, gas central heating radiator and useful built-in storage cupboard.

Bedroom Two 13'8" x 8'4" (4.19 x 2.55)

Further double bedroom with newly fitted grey carpet, neutral décor, double glazed window and gas central heating radiator.

Bedroom Three

Single bedroom with newly fitted grey carpet, neutral décor, double glazed window and gas central heating radiator.

Bathroom 7'8" x 5'6" (2.36 x 1.69)

Bathroom suite comprising panelled bath with mixer tap with shower attachment, pedestal wash hand basin and WC. Finished with grey tile-effect flooring, tiled surround to the bath area, neutral décor and double glazed window.

Outside

Situated on a corner plot, with gardens to the front and rear, featuring areas of lawn, established hedging and a stepped pathway leading to the rear garden area. A private driveway provides off-road parking.

Agent Notes

Services: Mains gas, electric and water
Council Tax Band: A
EPC Rating: C

Holding Deposit

A holding deposit equivalent to one week's rent (£206.40) 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.

Security Deposit

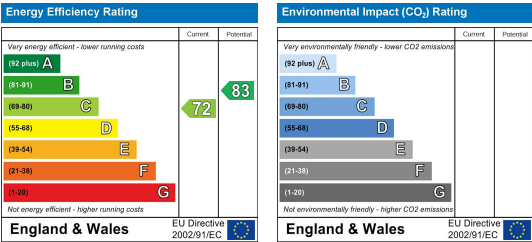
A security deposit equivalent to five weeks' rent (£1032) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

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.