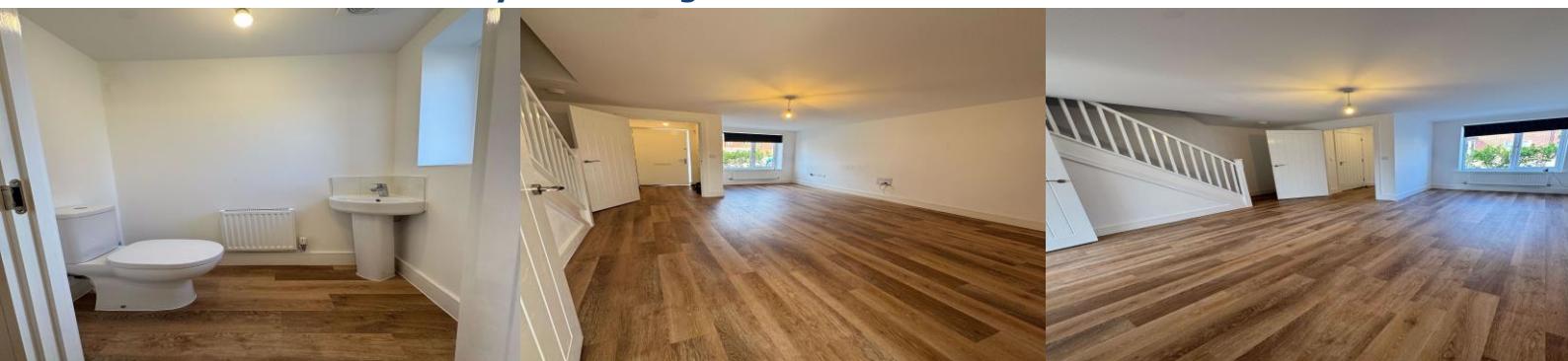




- **Newly Built Three Bed Semi detached house**
- **Parking and Garden**
- **Ask an adviser to book your viewing**
- **Central Heated and Double Glazed**
- **EPC Band B Rating 83, Council Tax B**



**24 Percy Curnock Drive, Burslem
, 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

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 drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

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. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RIC's 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

83

Not energy efficient - higher running costs

England

EU Directive
2002/91/EC