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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Modernised three bedroom semi-detached**
- **Gas central heating and double glazing**
- **EPC Band C Rating 69, Council Tax B**
- **Modern kitchen and bathroom**
- **Parking and gardens**
- **Asking advisor to book your viewing**



77 Ness Grove, Chedale
Stoke-On-Trent, ST10 1TE

Monthly Rental Of
£895

Description

Situated in the rural town of Cheadle this three bedroom semi-detached property has been fully modernised throughout. The property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance porch, living room, kitchen diner, conservatory at ground floor level with three bedrooms and a family bathroom to the first floor. The front is a driveway suitable for Parking two cars and a low maintenance front garden. At the rear is a low maintenance garden with patio seating area and garden shed.

Ground Floor

Entrance Porch

With wooden floor and light.

Living Room *13' 11" x 15' 9" (4.24m x 4.80m)*

With wooden floor, radiator, Power Point, aerial point, built-in cupboard, stairs off.

Kitchen/Diner *9' 7" x 14' 6" (2.91m x 4.42m)*

Modern fitted kitchen with pale grey wall and base units wood effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, washer point, inset spotlights patio doors onto conservatory.

Conservatory *8' 2" x 7' 5" (2.48m x 2.25m)*

With tile effect floor. Patio doors onto rear.

First Floor

Landing

With carpeted floor, fitted balustrade, Power Point, window to side

Bedroom 1 *9' 0" x 13' 11" (2.75m x 4.25m)*

With carpeted floor, radiator, Power Point, aerial point.

Bedroom 2 *11' 1" x 5' 8" (3.37m x 1.73m) maximum*

With carpeted floor, radiator, Power Point, built-in airing cupboard. Small bedroom for use as a child's bedroom.

Bedroom 3 *9' 5" x 10' 1" (2.86m x 3.08m)*

With carpeted floor, radiator, Power Point.

Bathroom *6' 10" x 6' 3" (2.09m x 1.90m)*

Modern fitted bathroom suite in white with WC and basin set in vanity unit, panel bath with mixer shower and screen over. Marble effect walls and vinyl floor. Includes heated chrome towel radiator.

Outside

To the frontage is a low maintenance garden and driveway suitable for parking two cars. At the rear is a low maintenance garden with patio seating area and wooden garden shed.

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 performance certificate (EPC)

77, Ness Grove Cheadle STOKE-ON-TRENT ST10 1TE	Energy rating	Valid until: 25 July 2026
	C	Certificate number: 8209-8463-2229-4127-2363

Property type Semi-detached house

Total floor area 67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance