



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR RENT - £950 PER MONTH

HYACINTH ROAD, BASFORD PARK, STOKE ON TRENT, STAFFORDSHIRE, ST4 7TJ



## KEY FEATURES

- ATTRACTIVE 3 BEDROOM SEMI DETACHED HOUSE • GARAGE AND OFF ROAD PARKING • SPACIOUS LOUNGE • MODERN KITCHEN/DINER & CONSERVATORY • TWO DOUBLE AND ONE SINGLE BEDROOM • FAMILY BATHROOM • NEWLY DECORATED. • FULLY ENCLOSED REAR GARDEN

## DESCRIPTION

Austin & Roe have great pleasure in offering to let this three Bedroom Semi Detached Property with Garage and Off Road Parking.

The property consists of Entrance Hallway with stairs rising to the floor above, Lounge, Kitchen /Diner, Conservatory on the ground floor and on the first floor, three bedrooms and the family Bathroom. The property benefits from gas central heating and double glazing.

The property has a front garden laid mainly to lawn with some shrubs and a fully enclosed rear garden. The detached garage is at the end of the drive (parking for two cars). Available for viewing from 11.12.24

Mains Gas & Electric  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile Coverage  
Low Risk of Flooding  
Parking on Driveway

## LOCATION

Take the A34 North out of Stone and continue to Hanford island taking the A500 towards Stoke, take the exit for B5045 and turn left on Brick Kiln Lane, turn left into Hyacinth Road and number 40 is on your right.

Deposit 950  
Rent 950

## GROUND FLOOR

**Entrance Hallway** - The welcoming Entrance Hallway has been decorated in a dove grey, with white coved cornice to the ceiling and laminate floors. The woodwork has been painted white.

**Lounge** - 14' 2" x 11' 10" (4.32m x 3.63m) The Lounge is decorated white, with a white ceiling featuring a five-arm central light fitting and coved cornices, laminate flooring, double glazed window to the front aspect with gas central heating radiator beneath. This lovely room benefits from a white stone fireplace fitted with an electric fire.

**Dining/Kitchen** - 15' 3" x 8' 7" (4.65m x 2.64m) The Dining/Kitchen is decorated in grey, with a white ceiling, cream tiled splashbacks and wooden laminate flooring. The kitchen area comprises a selection of beige wall and base units with white doors and a beige countertop inset with a stainless steel sink and drainer complete with chrome mixer tap. There is also an inset gas hob with cooker hood above and an electric oven below. The dining area features double glazed sliding doors opening onto the Conservatory.

**Conservatory** - 7' 1" x 6' 7" (2.18m x 2.03m) The conservatory has dwarf walls and UPVC double glazed panels with some opening lights and windows, Patio Doors into the Dining Area, French doors onto the rear garden and ceramic tiled flooring.

## FIRST FLOOR

**Stairs and Landing** - The Stairs and Landing are decorated as the Entrance Hallway, with white woodwork, coved cornices to the ceiling, fitted carpet and doors leading to the three bedrooms, airing cupboard and family bathroom.

**Bedroom 1 (Rear)** - 11' 5" x 8' 7" (3.48m x 2.64m) Bedroom 1 has white decor, coved corniced ceiling with central light fitting and beige



fitted carpet. There is a white double glazed UPVC window to the rear aspect with gas central heating radiator below.

**Bedroom 2 (Front) - 11' 8" x 8' 7" (3.58m x 2.64m)** Bedroom 2 has white decor, coved corniced ceiling with central light fitting and beige fitted carpet. There is a white UPVC double glazed window to the front aspect with gas central heating radiator below.

**Bedroom 3 (Rear) - 8' 0" x 6' 5" (2.44m x 1.96m)** Bedroom three has grey decor, white ceiling with coved cornices, a white double glazed UPVC window to the rear aspect and a beige fitted carpet.

**Family Bathroom - 6' 5" x 5' 6" (1.96m x 1.68m)** The bathroom is decorated white with blue mosaic tiles around the bath and at the back of the wash hand basin, the ceiling is white and the flooring grey vinyl. The white bathroom suite comprises of a white "P" shaped bath with central taps, electric shower above with glass shower screen, pedestal wash hand basin with chrome taps and low-level WC

## EXTERIOR

**Outside Areas** - To the front of the property is a garden mainly laid to lawn with a front border of shrubs and trees. There is a driveway to the side leading to the detached garage with ample parking for two cars and a fully enclosed rear garden with a lawn and gravelled bed with slabs. The garden is surrounded by a wooden fence.

**The Garage - 16' 11" x 8' 5" (5.16m x 2.59m)** The garage benefits from an "up and over" door, has a second side door, and has power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## TENANCY INFO

No Tenant Administration Fees payable.

Deposit £795

Rent £795

