



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM TERRACED FOR RENT - £825 PER MONTH

TIXALL ROAD, STAFFORD, STAFFORDSHIRE, ST16 3UD



## KEY FEATURES

• 4 BEDROOM TRADITIONAL TERRACED HOUSE • REDECORATED AND NEW CARPETS SEPTEMBER 19 •  
ENCLOSED REAR GARDEN • OFF ROAD PARKING FOR TWO CARS AT REAR • GAS CENTRAL HEATING AND  
DOUBLE GLAZING • KITCHEN AND UTILITY • SEPARATE LOUNGE AND DINING ROOM • WALK DISTANCE OF  
TOWN CENTRE & STATION

## DESCRIPTION

Austin & Roe are pleased to offer To Let this Four Bed Room Terraced Property with two off-road parking spaces at the rear and within walking distance of Stafford Count Hospital, Stafford Town Centre and the Railway Station.

The property briefly comprises an enclosed porch, entrance hallway, spacious lounge, separate dining room, kitchen, utility room and downstairs cloakroom on the ground floor; on the second floor are four bedrooms and a family bathroom.

The house has been redecorated September 2019 and will be available from 28th September viewing is highly recommended.

## LOCATION

Take the Weston Road out of Stafford turning right on St. Thomas Road and left onto the Tixall Road, pass Perkins Engineering on your right and the property can be found on the right.

## TENANCY INFO

NO PETS

NO SMOKERS

We are members of the following.

TDS Membership No. G10450

The Property Ombudsman Scheme Membership No. T02157

Property Mark Client Monies Protection CO130967

No Tenant Administration Fees payable.



