



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM SEMI-DETACHED FOR RENT - £975 PER MONTH

NEWCASTLE ROAD, STONE, STAFFORDSHIRE, ST15 8LB



## KEY FEATURES

- WELL PRESENTED SEMI-DETACHED HOME • TWO DOUBLE BEDROOMS • EN-SUITE TO MASTER BEDROOM • MODERN FAMILY BATHROOM • LOUNGE WITH BAY WINDOW • MODERN KITCHEN/DINER • LOVELY GARDEN • PRIVATE DRIVEWAY

## DESCRIPTION

Austin & Roe are pleased to market this well presented Home in a brilliant location. Enjoy living in this popular two bedroom home which benefits from a short stroll from Stone town Centre, Canal footpath and Train Station. The Property benefits from an entrance hallway, stylish open plan fitted kitchen/diner with some fitted appliances with french doors onto the rear garden, bright living room with bay window complete the ground floor. Upstairs, the master bedroom has fitted wardrobes and newly fitted en suite, one further double bedroom and there's a good-sized modern family bathroom. Lovely secure rear garden and sheds, private driveway with electric gates.

Available December - Offered Unfurnished

Mains Electricity & Gas  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile Coverage  
Low risk of flooding.

Call 01785 338750 to arrange your viewing.

NO PETS PREFERRED  
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 Fees payable.

Deposit is one month's rent.

## LOCATION

On The Newcastle Road on the Left coming from Trentham into Stone.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

## TENANCY INFO

No Tenant Fees payable.

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