



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 4 BEDROOM DETACHED FOR RENT - £1,400 PER MONTH

NEWMAN CLOSE, ASTON LODGE, STONE, STAFFORDSHIRE, ST15 8FR



### KEY FEATURES

- DETACHED FAMILY HOME • FOUR BEDROOMS • LOUNGE • DINING ROOM • KITCHEN • UTILITY ROOM • BATHROOM • REAR GARDEN



## DESCRIPTION

Austin & Roe are pleased to market this well presented detached property on the popular Aston Lodge. Enjoy the best of modern living in this four bedroom home which benefits from an entrance hallway, fitted kitchen, utility, living room with feature fireplace and dining room complete the ground floor. Upstairs, the master bedroom and en suite, three further bedrooms and there's a good-sized family bathroom and further storage. Lovely secure rear garden with countryside views, parking and internal garage.

Available Immediately. Offered Unfurnished. Call 01785 338750 to arrange your viewing.

The Council Tax band to confirmed.  
Mains Electricity & Gas  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile Coverage  
Low risk of flooding.

## LOCATION

Aston Lodge Estate

### Energy Efficiency Rating

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

## TENANCY INFO

No Tenant Fees payable.

Deposit is one months rent.



