



Roy Brown Street,  
Victoria Park

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# £950 pcm

A brand new home has come to the rental market on the St Modwen's site at Victoria Park in Stoke. A fantastic opportunity to be the first tenant at this modern property benefitting from modern kitchen, french doors in the lounge, en-suite to the master bedroom and off road parking. The property is ready to move in and a viewing is highly advised!





## Ground Floor

### Hallway

4.43m x 2.06m (14' 6" x 6' 9") Entered through the front door, under stairs storage, radiator and vinyl flooring.

### Kitchen

3.33m x 2.53m (10' 11" x 8' 4") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven and gas hob with hood over, plumbing for a washing machine, space for a fridge/freezer, double glazed window to the front, radiator and vinyl flooring.

### Lounge

4.68m x 3.21m (15' 4" x 10' 6") French doors to the rear garden, radiator and carpet flooring.

### Guest W/C

A low level W/C, pedestal hand wash basin, double glazed window and vinyl flooring.

## First Floor

### Bedroom One

2.96m x 2.49m (9' 9" x 8' 2") Fitted wardrobe unit, double glazed window, radiator and carpet flooring.

### Bedroom Two

3.04m x 2.72m (10' 0" x 8' 11") A double glazed window to the rear, radiator and carpet flooring.

### Bedroom Three

3.24m x 1.87m (10' 8" x 6' 2") A double glazed window to the rear, radiator and carpet flooring.

### Bathroom

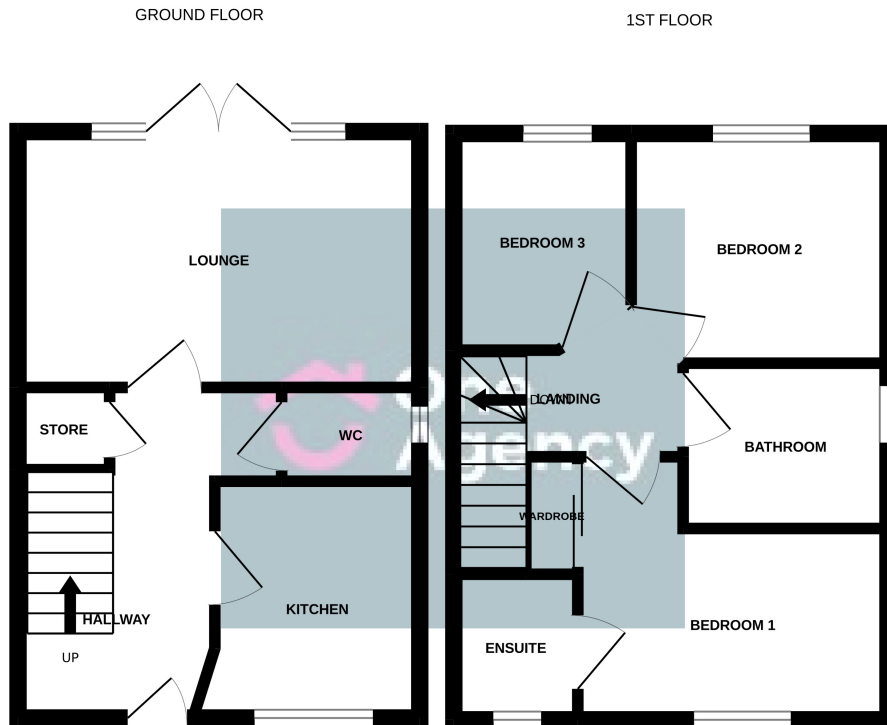
2.02m x 1.94m (6' 8" x 6' 4") A white suite with bath unit, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

### External

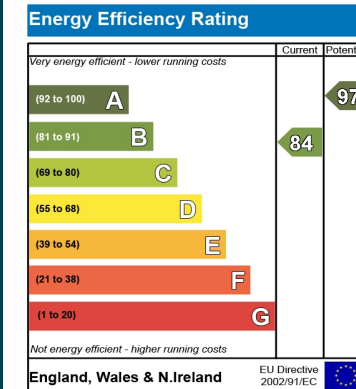
Front - Two allocated parking spaces to the front.

Rear - A paved patio area, lawned section and fenced borders.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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