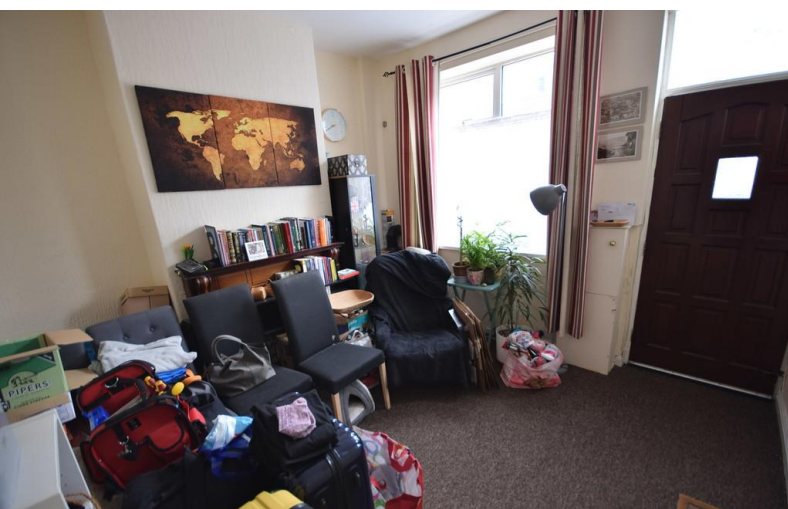


TO LET



Derwent Street, Hanley

2 Bedrooms, 1 Bathroom, Mid Terraced House

£495 pcm



Derwent Street, Hanley

Mid Terraced House,
2 bedroom, 1 bathroom

£495 pcm

Date available: 9th July 2022

Deposit: £571

Unfurnished

Council Tax band: A

- Two Double Bedrooms
- Mid Terraced House
- Close to Hanley Town Centre
- Two reception rooms
- Kitchen
- Bathroom
- Close to Festival Park

PROPERTY DETAILS Martin & Co are pleased to bring to the market this two bedroom Mid Terraced House located conveniently for both Hanley Town Centre and Festival Park. The property comprises two double bedrooms, two reception rooms, kitchen and bathroom.

LIVING ROOM Carpeted flooring, wall mounted radiator, double glazed window to front elevation.

REAR RECEPTION ROOM Carpeted flooring, wall mounted radiator, double glazed window to rear elevation.

KITCHEN Fitted kitchen comprising of a range of base and wall units with stainless steel sink and drainer with mixer tap over, gas hob with extractor hood over, oven below, wall mounted gas boiler, vinyl flooring, double glazed window to side elevation and UPVC door opening into rear yard.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		



BATHROOM White three piece suite comprising of WC, wash hand basin and bath, vinyl flooring, tiled splash backs, wall mounted radiator and UPVC frosted double glazed window to side elevation.

STAIRS Carpeted flooring.

BEDROOM ONE Double bedroom with carpeted flooring, wall mounted radiator and double glazed window to front elevation.

BEDROOM TWO Double bedroom with carpeted flooring, wall mounted radiator and double glazed window to rear elevation.



Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.