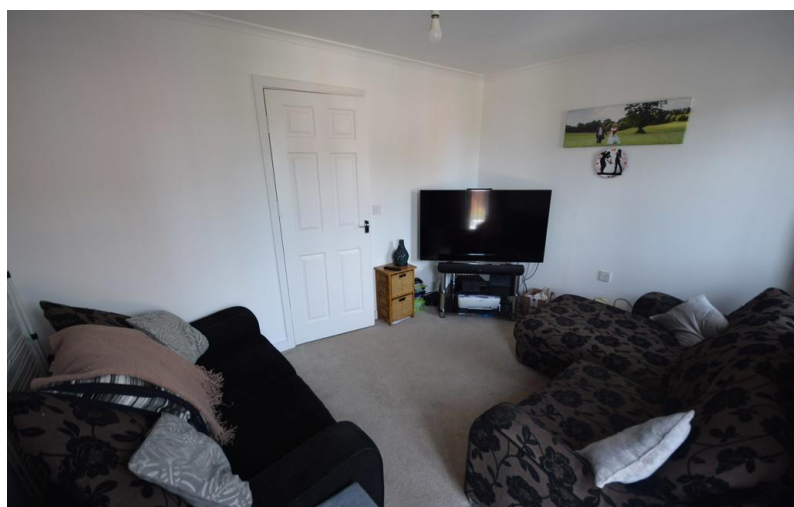


**TO LET**



## **Sorrell Gardens, Newcastle Under Lyme**

4 Bedrooms, 2 Bathroom, Town House

**£925 pcm**



## Sorrell Gardens, Newcastle

### Under Lyme

4 Bedrooms, 2 Bathroom

**£925 pcm**

Date available: 7th August 2022

Deposit: £1,067

Unfurnished

Council Tax band: D

- 3 Storey modern town house
- 4 Bedrooms
- En suite to master bedroom
- Lounge
- Kitchen dining room
- Ground floor wc
- Family bathroom

3 STOREY TOWN HOUSE. Martin and co are delighted to offer for rent this 4 bedroom 3 storey town house located in a highly sought after area within walking distance from Newcastle town centre. The property comprises a bedroom/study, kitchen dining room and wc to the ground floor, a lounge and bedroom on the first floor and 2 bedrooms, ensuite shower room and family bathroom to the top floor. Outside the property has parking to the front and a garden laid to lawn at the rear







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		



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## Martin & Co Stoke on Trent

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

T: 01782 262880 • E: [stokeontrent@martinco.com](mailto:stokeontrent@martinco.com) <http://www.martinco.com>

# 01782 262880



**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.