

TO LET



Oxford Road, Fegg Hayes, Stoke On Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

£580 pcm



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3 Bedrooms, 1 Bathroom

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Date available: Available Now

Deposit: £669

Unfurnished

Council Tax band:

- Excellent Commuter And Public
- Transport Links
- Finished To A Good Standard Throughout
- Walking Distance To Local Parks
- Close To Local Shops And Amenities
- Enclosed & Safe Rear Yard
- Ample Off-Road Parking

OVERVIEW

Martin & Co Macclesfield are pleased to offer the rental market this lovely, 3-bed semi-detached property in Fegg Hayes, Stoke-on-Trent.

Standing proudly on a substantial corner plot, this house is all ready for you to move straight into. Conveniently located very near to the local primary school, good commuter links and within walking distance of green spaces, this property would be ideal for a young family.

The property has an interesting layout within, and consists of a large entrance hall, simply huge lounge/diner, kitchen, useful utility room, downstairs cloakroom, three bedrooms and a gorgeous family bathroom.





The porch to the front and the utility room to the rear act as brilliant insulators, therefore, this property is sure to be very warm and relatively cheap to run during those harsh winter months. The outside spaces are also a doddle to maintain, and the trickier hedges will be maintained by a gardener on your behalf!

So, does this property tick all your boxes? Then, take another look at the photographs, study the floor plans, and then give us a call to get your all-important viewing booked

PORCH 5' 8" x 3' 3" (1.73m x 1.00m)

An ideal area to kick off your shoes, the porch features a new Apex roof, is a good barrier from the weather for the rest of the house and opens into the sizeable entrance hall

LOUNGE/DINER 22' 2" x 10' 2" (6.76m x 3.11m)

A humongous and bright room with carpets underfoot and an electric fire with decorative surround. A TV point is available.

KITCHEN 11' 2" x 6' 11" (3.41m x 2.12m)

Featuring plenty of oak-effect cabinets for storage, worktops for your culinary creations, a sink/drain and an electric oven and hob.

UTILITY ROOM 11' 3" x 6' 6" (3.43m x 1.99m)

There is dedicated worktop space in this room, as well as another sink/drain and spaces for your washing machine and dryer.

WC 5' 4" x 2' 8" (1.63m x 0.83m)

Features a toilet.



LANDING

Features a storage cupboard that houses the combi-boiler.

BEDROOM ONE 11' 9" x 8' 11" (3.59m x 2.72m)

A large double bedroom.

BEDROOM TWO 9' 10" x 8' 4" (3.02m x 2.56m)

A good-sized double bedroom.

BEDROOM THREE 10' 0" x 7' 8" (3.06m x 2.34m)

An extensive singled bedroom

GARDEN

Due to being situated on a substantial corner plot, the property benefits from garden space on three sides, with a dedicated, enclosed, and safe patio space to the rear and a mixture of path and decorative gravel elsewhere. Maturing hedges are on the borders so your privacy is maintained.

DRIVEWAY

There are two dedicated, off-street parking spaces with this property.

OTHER POINTS

Benefits From Gas Central Heating
Double Glazed Throughout
Comes With It's Own Gardener To Trim The Hedges

SUMMARY VIEW

A substantial, 3-bed, family home situated on an extensive corner plot, with plenty of off-road parking and a secure rear garden. What's not to like? Come and take a look. Strictly No Pets



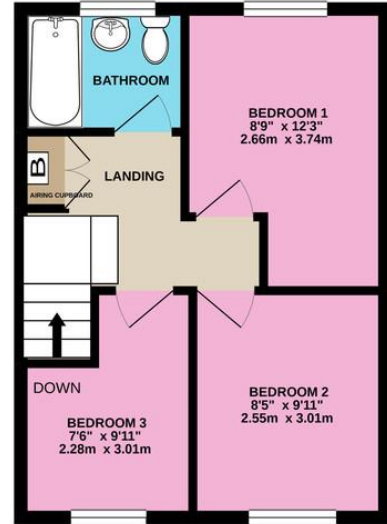
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



3-BED, SEMI-DETACHED PROPERTY

TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

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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