

**TO LET**



**Church Road, Brown Edge**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£1,250 pcm**



## Church Road, Brown Edge

3 Bedrooms, 1 Bathroom

**£1,250 pcm**

Date available: 20th April 2024

Deposit: £1,442

Unfurnished

Council Tax band: C

- Superb modern house
- Large Lounge Diner
- Spacious Kitchen
- 3 Bedrooms
- Bathroom
- Parking and gardens
- Council tax band C

**LOUNGE / DINER** Open plan lounge diner with laminate flooring, stairs leading to the first floor landing, under stairs storage cupboard and door leading to the kitchen

**KITCHEN** White wall and base units with works surfaces over, built in stainless steel sink with mixer tap, free standing oven and hob with extractor over, spaces for washing machine, tumble dryer and fridge freezer. Door to w/c and external door leading to patio and garden area.

W/C corner sink unit and w/c.

**STAIRS / LANDING** Carpeted stairs and landing with doors leading to bedrooms and bathroom.

**BEDROOM ONE** Double bedroom with two built in storage cupboards and carpet flooring.

**BEDROOM TWO** Double bedroom with carpet flooring

**BEDROOM THREE** Small double bedroom with carpet flooring.







**BATHROOM** Three piece white suite including a pedestal hand wash basin , w/c, bath with shower over, wall mounted towel radiator, partially tiled walls and vinyl flooring.

**EXTERNALLY** Two allocated parking spaces, steps leading to the front door, rear patio area leading to lawn garden.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		





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## Martin & Co Stoke on Trent

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