

**TO LET**



## **Warrington Road Hanley**

**2 Bedrooms, 1 Bathroom, Terraced**

**£625 pcm**



## Warrington Road Hanley

Terraced,  
2 bedroom, 1 bathroom

£625 pcm

Date available: 29th July 2023

Deposit: £721

Unfurnished

Council Tax band: A

- Mid Terraced House
- Two double bedrooms
- Kitchen
- Two reception rooms
- Bathroom
- Close to Hanley Town Centre
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**PROPERTY DETAILS** Martin and co are delighted to offer this two bed terraced house situated close to Hanley town centre. This traditional terraced house comprises an entrance hall, two reception rooms, kitchen, utility area, and downstairs bathroom. On the first floor there are two double bedrooms and on the second floor there is a loft room with a velux window.

**HALLWAY** Entered via UPVC door, with carpeted flooring and wall mounted radiator.

**FRONT RECEPTION ROOM** Carpeted flooring, wall mounted radiator and UPVC double glazed bay window to front elevation.

**REAR RECEPTION ROOM** Carpeted flooring, wall mounted radiator, UPVC double glazed window to rear elevation, under stairs storage cupboard.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		





**KITCHEN** Fitted kitchen comprising of a range of base and wall units with work tops over, stainless steel sink and drainer with mixer tap, wall mounted boiler, UPVC double glazed window to side elevation, part glazed UPVC door leading to rear yard.

**BATHROOM** White three piece suite comprising of WC, wash hand basin and bath with shower head off taps, vinyl flooring, wall mounted radiator and frosted window to side elevation.

**STAIRS** Carpeted flooring

**BEDROOM ONE** Carpeted flooring, wall mounted radiator and UPVC double glazed window to front elevation

**BEDROOM TWO** Carpeted flooring, wall mounted radiator and UPVC double glazed window to rear elevation built in storage cupboard.

**LOFT ROOM** Carpeted flooring, wall mounted radiator and Velux window.



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## Martin & Co Stoke on Trent

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