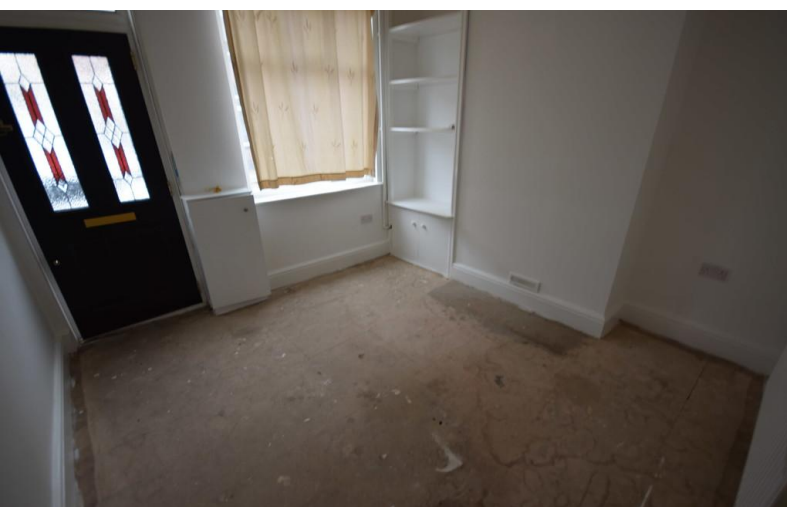


**TO LET**



**Sandon Street, Etruria**

2 Bedrooms, 1 Bathroom, Terraced House

**£650 pcm**



## Sandon Street, Etruria

Terraced House,  
2 bedroom, 1 bathroom

£650 pcm

Date available: 31st January 2024

Deposit: £750

Furnished

Council Tax band: A

- Mid terraced house
- 2 Reception Rooms
- Kitchen
- Bathroom
- 2 Double bedrooms
- Walking distance to Hanley and Festival Park
- Council tax band A

UPDATED THROUGHOUT. Martin and co are delighted to offer this 2 bedroom 2 reception room terraced house located within walking distance from both Festival Park and Hanley town centre. The property has been updated throughout and comprises to the ground floor from 2 reception rooms, kitchen and bathroom and to the first floor from 2 double bedrooms.

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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.