

**TO LET**



**Denbigh Street, Hanley**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**£600 pcm**

**MARTIN&CO**



## Denbigh Street, Hanley

Mid Terraced House,  
2 bedroom, 1 bathroom

£600 pcm

Date available: 6th April 2024

Deposit: £692

Unfurnished

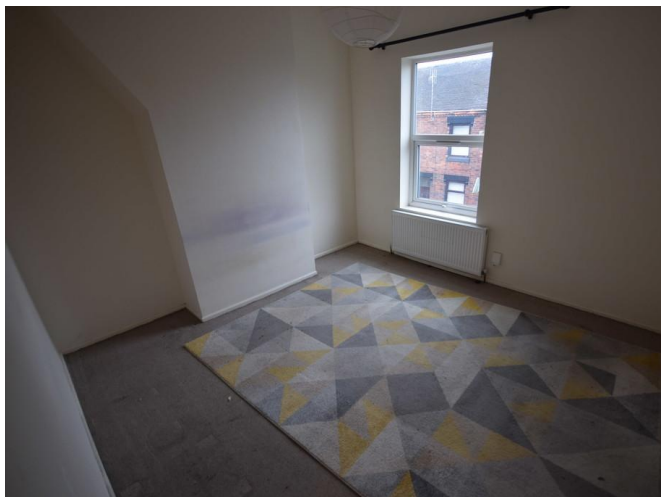
Council Tax band: A

- Mid terraced house
- Through lounge dining room
- Kitchen
- Bathroom
- 2 Bedrooms
- Walking distance from Hanley
- Council tax band A

CLOSE TO HANLEY TOWN CENTRE. Martin and co offer for rent this 2 bedroom mid terraced house located within walking distance from Hanley town centre. The property has the advantage of a rear yard and comprises a through lounge dining room, kitchen bathroom and 2 bedrooms. Please note the landlord is in the process doing work to the property prior to the start of a tenancy.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		



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## Martin & Co Stoke on Trent

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# 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.