

TO LET



Leonard Avenue, Badderley Green

2 Bedrooms, 1 Bathroom, Mid Terraced House

£850 pcm



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Mid Terraced House,
2 bedroom, 1 bathroom

£850 pcm

Date available: 17th August 2024

Deposit: £980

Unfurnished

Council Tax band: A

- Superb order throughout
- lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Parking and rear garden
- Council tax band A

REAR GARDEN AND PARKING. Martin and co offer for rent this superb 2 bedroom mid town house located in a highly sought after area within a short distance from Schools, shops and Hanley town centre. The property has parking to the front and comprises an entrance hall, lounge, kitchen, 2 double bedrooms and a first floor bathroom. To the rear there is a good sized garden and a store shed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		



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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.