

TO LET



Waterloo Street Hanley

1 Bedroom, 1 Bathroom, First Floor Flat

£495 pcm



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First Floor Flat,
1 bedroom, 1 bathroom

£495 pcm

Date available: 30th March 2024

Deposit: £571

Furnished

Council Tax band: A

- Furnished First Floor Flat
- Shower Room
- Separate Kitchen
- Living Room
- Bedroom
- Close To Hanley Town Centre
- Council tax band A

STAIRS AND LANDING Carpeted flooring and with wall mounted radiator providing heating

LIVING ROOM Carpeted flooring, two large windows providing abundant natural light, wall mounted radiator.

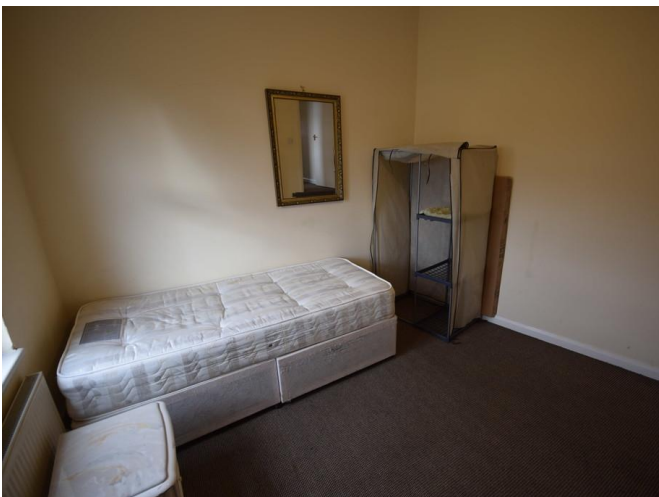
KITCHEN Small fitted kitchen comprising of base units with worktops over wall unit, stainless steel sink and drainer with mixer tap, gas hob and electric oven, vinyl flooring, tiled splash backs and window.

SHOWER ROOM White suite comprising of WC, wash hand basin and shower cubicle, vinyl flooring, part tiled walls and obscure glazed window.

BEDROOM Carpeted flooring, wall mounted radiator and window.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		



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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.