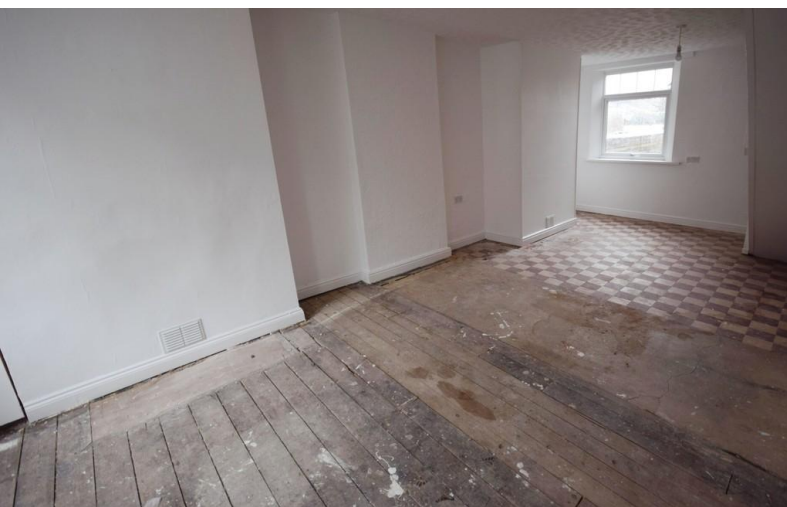


TO LET



Hollings Street, Fenton

2 Bedrooms, 1 Bathroom, Mid terraced house

£700 pcm


MARTIN&CO



Hollings Street, Fenton

Mid terraced house,
2 bedroom, 1 bathroom

£700 pcm

Date available: 15th February 2025

Deposit: £807

Unfurnished

Council Tax band: A

- 2 Bedroom Terraced House
- Short distance from Longton
- Through Lounge Dining Room
- Kitchen
- Bathroom
- Council tax band A
- Rear Yard

THROUGH LOUNGE DINING ROOM. Martin and co are pleased to offer this two bedroom terraced house located in the sought after area of Fenton close to both Longton and Hanley town centres. The property benefits from a large through lounge dining room, kitchen and bathroom to the ground floor and two double bedrooms to the first floor. To the outside there is a rear yard. PLEASE NOTE THE PROPERTY WILL BE CARPETED THROUGHOUT

PORCH Entered via UPVC door, carpeted flooring.

LOUNGE/DINER Open plan lounge diner with carpeted flooring, UPVC double glazed windows to front and rear and wall mounted radiators, Stairs leading to first floor.

KITCHEN Fitted kitchen comprising of a range of base units with worktops over, wall units, stainless steel sink and drainer, part tiled walls, vinyl tile effect flooring and

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		



UPVC double glazed window to side elevation.



REAR HALL Vinyl tile effect flooring, part glazed UPVC door leading to rear yard.

BATHROOM White three piece suite comprising of WC, pedestal wash hand basin and bath with shower over. Vinyl flooring, UPVC double glazed window and wall mounted radiator.

STAIRS Carpeted.

BEDROOM ONE Double bedroom with carpeted flooring, wall mounted radiator and UPVC double glazed window.

BEDROOM TWO Double bedroom with carpeted flooring, wall mounted radiator and UPVC double glazed window.



Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: 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.