

TO LET



Hughes Street Burslem

2 Bedrooms, 1 Bathroom, End Terraced House

£675 pcm



Hughes Street Burslem

End Terraced House,
2 bedroom, 1 bathroom

£675 pcm

Date available: 9th March 2024

Deposit: £778

Unfurnished

Council Tax band: A

- End Town House
- Two Bedrooms
- Lounge, large kitchen
- Gardens
- Cloakroom
- Bathroom
- Council tax band A

PROPERTY DESCRIPTION Martin & Co welcome to market this two bedroom end terraced property. The property is located within easy reach of Hanley Cobridge and Burslem Town Centres and Hanley Forest Park. The property benefits from having neutral décor, cloakroom to ground floor, large family bathroom to first floor, double glazing and gas central heating.

ENTRANCE HALL Entered via UPVC door, carpeted flooring, wall mounted radiator.

LIVING ROOM Carpeted flooring, wall mounted radiator, UPVC double glazed bay window to front elevation.

REAR HALLWAY Carpeted flooring.

CLOAKROOM WC, wash hand basin, vinyl flooring, part tiled walls, obscure UPVC double glazed window

Energy Efficiency Rating

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



to rear elevation.

KITCHEN Fitted kitchen comprising of a range of base units with worktops over, stainless steel sink and drainer with mixer tap, UPVC double glazed window to rear elevation, part glazed UPVC door leading to rear yard area, wall mounted radiator, wall mounted "Biasi" boiler.

STAIRS AND LANDING Carpeted flooring.

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

BEDROOM TWO Single bedroom with carpeted flooring, wall mounted radiator and UPVC double glazed window to rear elevation.

BATHROOM WC, Wash hand basin, bath, vinyl flooring, part tiled walls, obscure UPVC double glazed window to rear elevation, built in storage cupboard.



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 form 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.