



**7 St. Andrews Square, Stoke-On-Trent  
ST4 7GA**

**£925 PCM**

Hyde Estates are pleased to present this generous three bedroom end town house to let. The property has been redecorated through out and is immaculately presented having had new carpets and window blinds fitted (Jan '26).

Benefits from communal residents parking and is ideally located in Hartshill, close to Staffordshire University, Hartshill Park and many local amenities. Excellent public transport links for commuters and handy for the motorway network. Offered unfurnished and available now.



## Accommodation

Briefly comprising; spacious bay fronted lounge with stairs to the first floor, internal hallway with access to guest wc featuring; white suite of wc and washbasin. Located to the back of the property is the eat in kitchen which has ample space for a family sized dining suite and is fitted with a collection of wall and base units, contrasting worksurfaces with inset sink unit and mixer tap and tiled splashbacks. Integral electric oven, four ring has hob and extractor hood with space for undercounter appliances. Door to rear yard and dual aspect windows. From the first floor landing are two double bedrooms and a single room whilst the bathroom features a modern white suite of; wc, washbasin and bath with overhead mains operated shower and showerscreen. Vinyl floor covering, tiled splashbacks, extractor fan and two frosted windows.



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## Room Measurements

Lounge - 15'3" x 13'7" at extremes

Kitchen Diner - 14'10" x 11'7" at extremes

Guest WC

Bedroom 1 - 12'9" x 8'8"

Bedroom 2 - 12'8" x 8'8"

Bedroom 3 - 6'5" x 6'1" plus door recess

Bathroom - 8' x 6'



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## Garden

Gated access to the side of the property opens to a private, rear yard.



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## Parking

Communal residents parking available.

## Additional Information

Benefits from gas central heating and uPVC double glazed windows. The property has been redecorated throughout and new window blinds and carpets have been installed (January '26).

## Council Tax

Stoke-On-Trent Council, Band B.



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## Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.

## Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	90	90
(81-91) B	76	76	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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