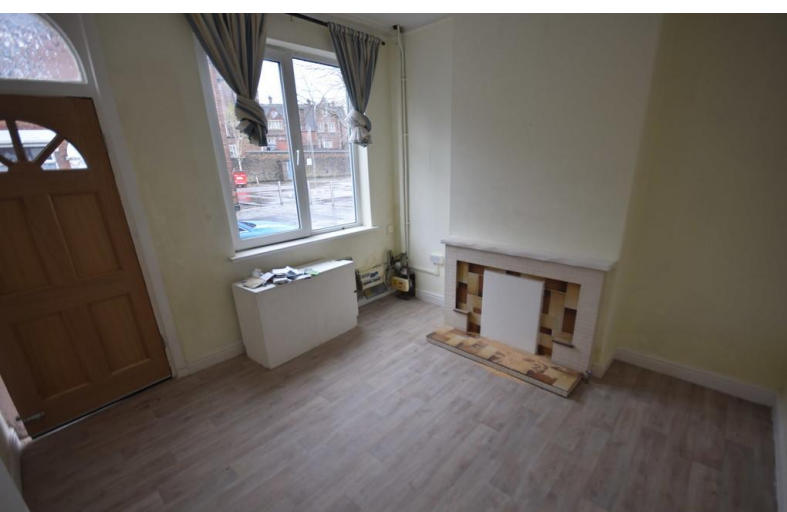


TO LET



Thornton Road Hanley

2 Bedrooms, 1 Bathroom, Terraced House

£625 pcm



Thornton Road Hanley

Terraced House,
2 bedroom, 1 bathroom

£625 pcm

Date available: 31st July 2024

Deposit: £721

Unfurnished

Council Tax band: A

- Mid Terraced House
- Two Bedrooms
- Lounge, Dining room
- Kitchen, Shower Room
- Close to University
- Close to Hanley
- Council tax band A

PROPERTY DESCRIPTION Martin and Co offer for rent this mid terraced house with two bedrooms having lounge, dining room, fitted kitchen, shower room and rear yard. The property is located within easy walking distance to Staffordshire University, Hanley town centre and Stoke train station. Please note there is work to be carried out prior to the start of a tenancy

RECEPTION ROOM ONE Entered via hard wood door with carpeted flooring, feature tiled fire place, wall mounted radiator and UPVC double glazed window to front elevation.

RECEPTION ROOM TWO Carpeted flooring, wall mounted radiator and UPVC double glazed window to rear elevation.

KITCHEN Fitted kitchen comprising of a range of base and wall units, stainless steel sink and drainer, vinyl

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	



flooring, tiled splash backs, wall mounted "Worcester" boiler and UPVC double glazed window to side elevation.



REAR HALLWAY Part glazed UPVC door leading to rear yard.

SHOWER ROOM White suite comprising of WC and wash hand basin with vanity unit, vinyl flooring, tiled walls, shower, frosted UPVC double glazed window to side elevation.

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



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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 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.