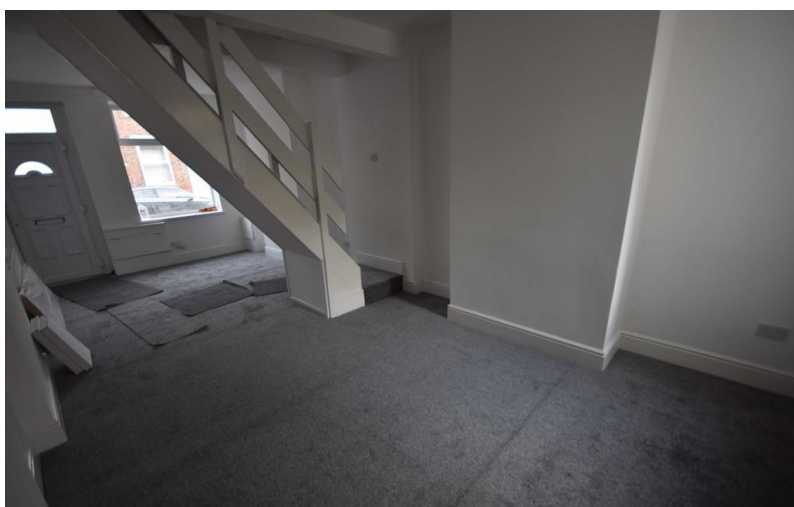
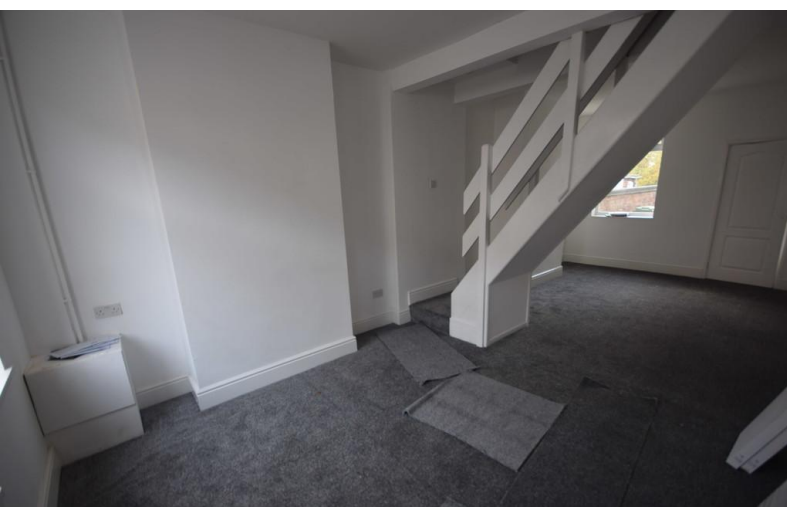


TO LET



Denbigh Street Hanley

3 Bedrooms, 1 Bathroom, Mid Terraced House

£795 pcm



Denbigh Street Hanley

Mid Terraced House,
3 bedroom, 1 bathroom

£795 pcm

Date available: 19th April 2025

Deposit: £917

Unfurnished

Council Tax band: A

- Three Bed Mid Terraced House
- Through lounge dining room
- Ground floor cloakroom
- Kitchen
- First floor bathroom
- Walking distance from Hanley
- Council tax band A

Martin & Co welcome to market this three bedroom mid terraced house. The property benefits from having on the ground floor an open plan living room, kitchen/diner and a cloakroom. On the first floor there are 3 bedrooms and a full family bathroom. In addition the property is double glazed and has gas central heating. The property is located within walking distance from Hanley town centre.

LIVING ROOM Large open plan living space entered via UPVC door with carpeted flooring, UPVC Double Glazed windows to front and rear and two wall mounted radiators.

KITCHEN DINER Modern white hi gloss fitted kitchen comprising of a range of base units with worktops over, stainless steel sink and drainer with mixer tap over, three UPVC double glazed windows to side elevation,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		



vinyl flooring, tiled splash backs, wall mounted radiator and space for a small dinning table and chairs.



flooring, wall mounted radiator and UPVC double glazed window.

REAR HALLWAY Vinyl flooring, UPVC part glazed door leading to rear yard area

CLOAKROOM White suite comprising of WC and wash hand basin. Vinyl flooring, UPVC obscure double glazed window.

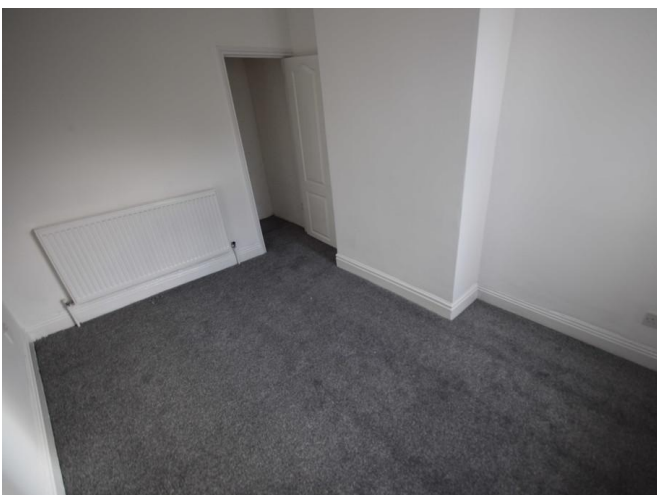
STAIRS AND LANDING Carpeted flooring, wall mounted radiator, cupboard housing wall mounted "Ideal" boiler.

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.

BATHROOM White three piece suite comprising of WC, wash hand basin and bath with shower over, vinyl flooring and UPVC obscure Double Glazed window.

BEDROOM THREE Single bedroom with carpeted



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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.