

TO LET



Navigation Road Burslem

4 Bedrooms, 2 Bathroom, Three storey town house

£985 pcm



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4 Bedrooms, 2 Bathroom

£985 pcm

Date available: 28th June 2025

Deposit: £1,136

Unfurnished

Council Tax band:

- Three Storey Town House
- Four Bedrms
- Kitchen Dining Room
- En-suite to Master Bedroom
- Allocated Parking
- Rear Garden
- Lounge

PROPERTY DESCRIPTION Martin & Co are delighted to offer this modern build three storey four bedroom stylish town house on the outskirts of Burslem Town Centre. It is conveniently located for all local amenities shops, Burslem, Hanley and Newcastle Town Centre also within easy reach of all major road links. The property comprises of entrance hall, downstairs cloak room, Lounge, fitted Kitchen/Diner. First floor landing, three bedrooms, family bathroom, second floor landing, master bedroom with office/dressing room and en-suite shower. Externally there is a small garden at the rear and car park with allocated parking spaces

ENTRANCE HALL Entered via UPVC part glazed door with carpeted flooring and wall mounted radiator.

KITCHEN/DINER Modern white Hi Gloss fitted kitchen comprising of wall and base units with worktops over, stainless steel sink and drainer with mixer tap. Integrated fridge freezer, gas hob, electric oven and extractor hood over, vinyl tile effect flooring and tiled splash backs. Wall mounted "Potterton" boiler, wall mounted radiator and wall mounted radiator.





CLOAKROOM White suite comprising of WC and wash hand basin, wall mounted radiator, vinyl flooring, tiled splash backs, Frosted UPVC double glazed window.

LIVING ROOM Carpeted flooring, UPVC double glazed window, television point, telephone point, two wall mounted radiators and under stairs storage cupboard.

STAIRS AND LANDING Carpeted flooring and wall mounted radiator.

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

BEDROOM THREE Carpeted flooring, UPVC double glazed window to rear elevation and wall mounted radiator.

BEDROOM FOUR Carpeted flooring, UPVC double glazed window to front elevation and wall mounted radiator.

FAMILY BATHROOM White three piece suite comprising of WC, wash hand basin and bath with shower off taps, tiled splash backs, wall mounted radiator and Frosted Glass Brick window.

STAIRS AND LANDING Carpeted flooring and wall mounted radiator.

MASTER BEDROOM Carpeted flooring with two UPVC double glazed windows to front elevation, two wall mounted radiators, telephone point, telephone point and archway leading to:-

DRESSING ROOM Carpeted flooring.

ENSUITE White suite comprising of WC, wash hand basin and double shower cubicle. Part tiled walls, vinyl flooring, wall mounted radiator and frosted UPVC double glazed window.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		



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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.