

TO LET



Lakeside Close, Etruria

3 Bedrooms, 1 Bathroom, Semi-Detached House

£995 pcm



Lakeside Close, Etruria

Semi-Detached House,
3 bedroom, 1 bathroom

£995 pcm

Date available: 31st October 2025

Deposit: £1,148

Unfurnished

Council Tax band: B

- Modern 3 bedroom house
- Ground floor cloakroom
- Lounge
- Kitchen dining room
- Ensuite shower room
- Family bathroom
- Drive and single garage

HIGHLY SOUGHT AFTER AREA. Martin and co offer for rent this 3 bedroom modern semi detached house located in the highly sought after area of Etruria which is within walking distance from Festival Park and a short distance from Hanley town centre. The property comprises an entrance hall, cloakroom, lounge and kitchen dining room with double patio doors to the garden on the ground floor and 3 bedrooms, en suite shower room and family bathroom on the first floor. To the front of the property there is a lawn area and a drive to the side giving access to a single garage. The rear garden has an upper deck area overlooking a lawn area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		



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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.