

TO LET



Welby Street Fenton

2 Bedrooms, 1 Bathroom, Mid Terraced House

£695 pcm



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Mid Terraced House,
2 bedroom, 1 bathroom

£695 pcm

Date available: 17th January 2026

Deposit: £801

Unfurnished

Council Tax band: A

- Two Double Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Close to local shops
- Kitchen
- Bathroom
- Rear garden

REAR GARDEN. Martin & Co welcome to the market this well presented 2 bedroom mid terraced property located in a popular residential area of Fenton close to local shops and a short drive from Hanley town centre. The property comprises two reception rooms, kitchen and bathroom to the ground floor and 2 double bedrooms to the first floor. Outside the property benefits from a rear garden.

FRONT RECEPTION ROOM Entered via UPVC door, with laminate flooring, UPVC double glazed window to front elevation, wall mounted radiator and feature decorative fireplace with tiled hearth.

REAR RECEPTION ROOM Under stairs storage cupboard, carpeted flooring, UPVC double glazed window to rear elevation, wall mounted radiator and feature decorative fireplace.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		



KITCHEN Fitted kitchen comprising of a range of base units with worktops over, wall units, stainless steel sink and drainer, tiled flooring, tiled splash backs, plumbing and space for washing machine, UPVC double glazed window to side elevation.



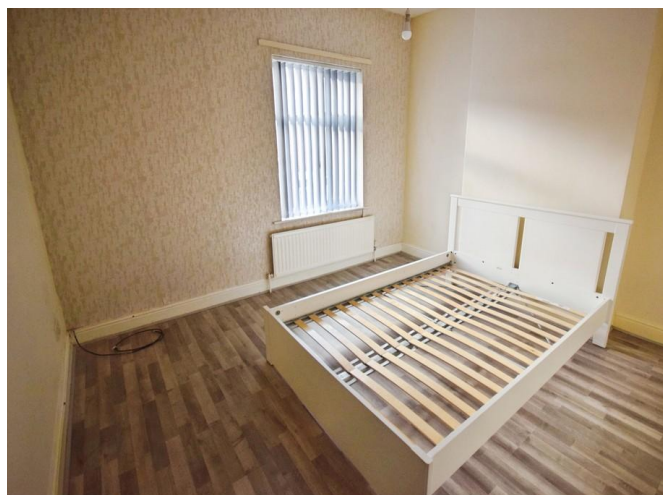
REAR HALLWAY Tiled flooring, door leading to side elevation, wall mounted "Vaillant" boiler.

BATHROOM White three piece suite comprising of WC, wash hand basin and bath with shower head off taps, Vinyl flooring, part tiled walls, wall mounted radiator and UPVC obscure double glazed window to side elevation.

STAIRS Carpeted flooring.

BEDROOM ONE Double bedroom with laminate flooring, wall mounted radiator and UPVC double glazed window to front elevation.

BEDROOM TWO Double bedroom with laminate 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 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.