

**TO LET**



## **Kimberley Road Etruria**

2 Bedrooms, 1 Bathroom, Mid terraced house

**£725 pcm**



## Kimberley Road Etruria

2 Bedrooms, 1 Bathroom

£725 pcm

Date available: Available Now

Deposit: £836

Unfurnished

Council Tax band: A

- 2 Bedroom terraced house
- 2 Reception Rooms
- Rear yard
- Kitchen
- Bathroom
- Council tax band A
- Sought after location

PROPERTY DETAILS WORK TO BE COMPLETED. Martin and co are delighted to offer for rent this 2 bedroom terraced house located in the sought after location of Etruria within a short distance of Hanley town centre. The property which will be re decorated and re carpeted throughout comprises to the ground floor 2 reception rooms, kitchen and bathroom with 2 bedrooms to the first floor. To the rear there a generous yard area

RECEPTION ROOM ONE Entered via part glazed UPVC door with carpeted flooring, 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, tiled splash backs and UPVC double glazed window to side elevation, door leading to rear yard.





**BATHROOM** White three piece suite comprising of WC, wash hand basin and bath. Two frosted UPVC double glazed windows, tiled flooring, part tiled walls, wall mounted radiator.

**STAIRS** Carpeted flooring.

**BEDROOM ONE** Double bedroom with carpeted flooring, wall mounted radiator, UPVC double glazed window to front elevation, built in wardrobes.

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

**REAR YARD** Walled borders with gated access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	



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## Martin & Co Stoke on Trent

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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.