



1 Thurlwood Farm Sandbach Road
Stoke-On-Trent

£950 PCM



STEPHENSON BROWNE

1 Thurlwood Farm Sandbach Road, Stoke-On-Trent ST7 3RN

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This delightful character property offers a perfect blend of traditional charm and modern convenience. As you step inside, you will be greeted by a beautiful farmhouse kitchen, which serves as the heart of the home. This inviting space is ideal for both cooking and entertaining, providing a warm atmosphere for family gatherings and social occasions. There are two double bedrooms and a modern bathroom.

The property boasts new carpets throughout, ensuring a fresh and comfortable feel in every room. With ample space, the large office area is perfect for those who work from home or require a dedicated space for study. Additionally, the dressing area adds a touch of luxury, providing a private retreat for your personal belongings.

Outside, you will find parking for two cars, a valuable feature in this area, along with a lovely garden that offers a serene outdoor space for relaxation and enjoyment.

IMPORTANT NOTES

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask anymore specific questions in any area of importance before making a formal application.

Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for the council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

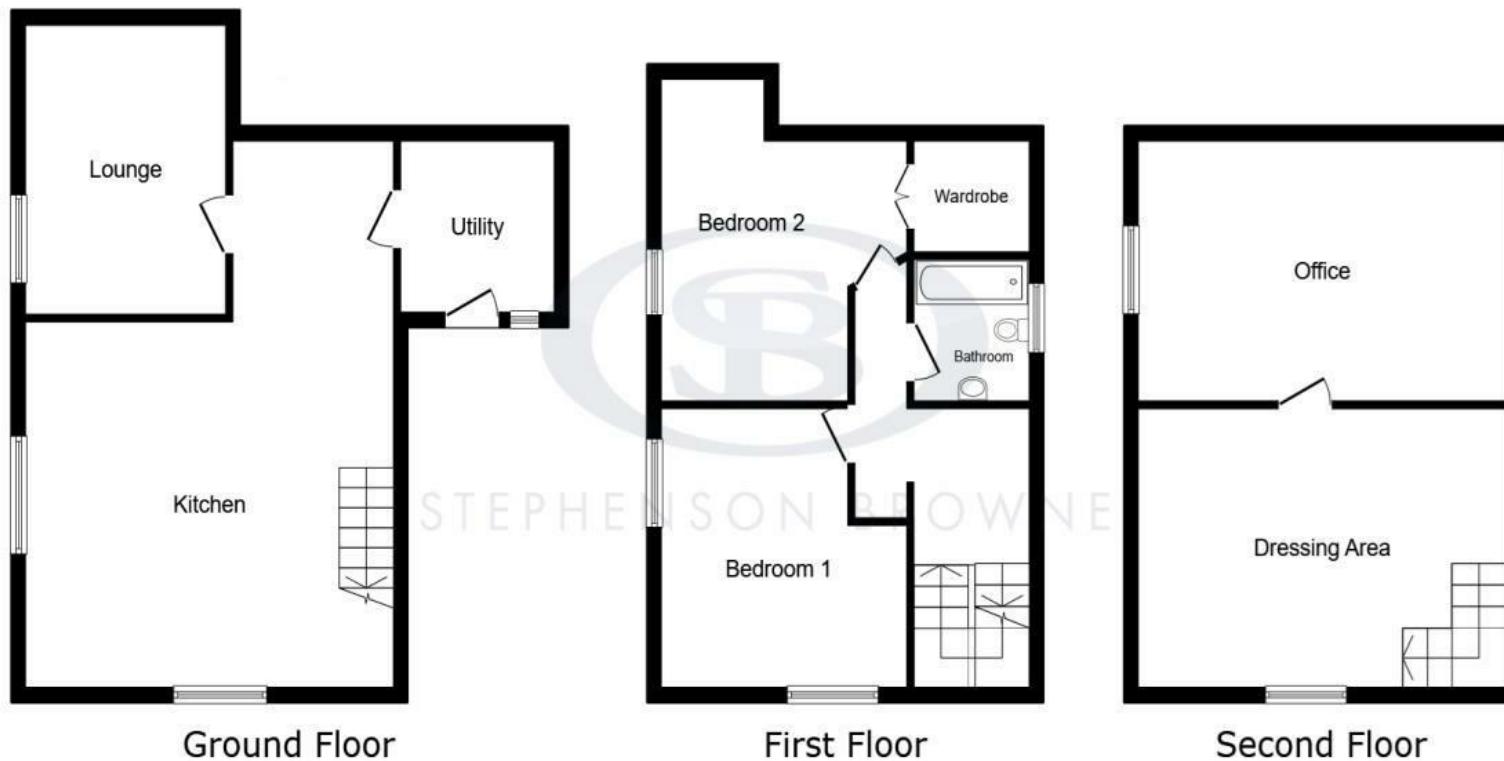
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		