

**TO LET**



## **Boon Hill, Bignall End**

**3 Bedrooms, 2 Bathroom, Detached House**

**£1,325 pcm**



**Boon Hill, Bignall End**  
**3 Bedrooms, 2 Bathroom**  
**£1,325 pcm**

Date available:  
Deposit: £1,528  
Unfurnished  
Council Tax band: D

- Newly Refurbished
- Off Road Parking
- Garage
- Front Garden
- Side Garden
- Three Bedrooms
- Downstairs WC

**KITCHEN** Modern Kitchen with pale wood effect laminate and grey units. The worktop is light wood effect to match the flooring.

**DOWNSTAIRS WC** Newly fitted toilet and sink with chrome hardware. Light wood effect laminate flooring

**CONSERVATORY** The room has dark brown uPVC with windowsills. A matching dark brown glazed external door sits on the right, complete with a gold handle and a built-in letterbox. The walls are painted white with white skirting boards. The floor is laid with modern, light-grey wood-effect laminate.

**RECEPTION ROOM** Light grey carpet and white painted walls.

**BEDROOM 1** White painted room with light grey carpet. Brown uPVC window with white radiator below.

**BEDROOM 2** White painted walls with light grey carpet. Brown uPVC window and white radiator.

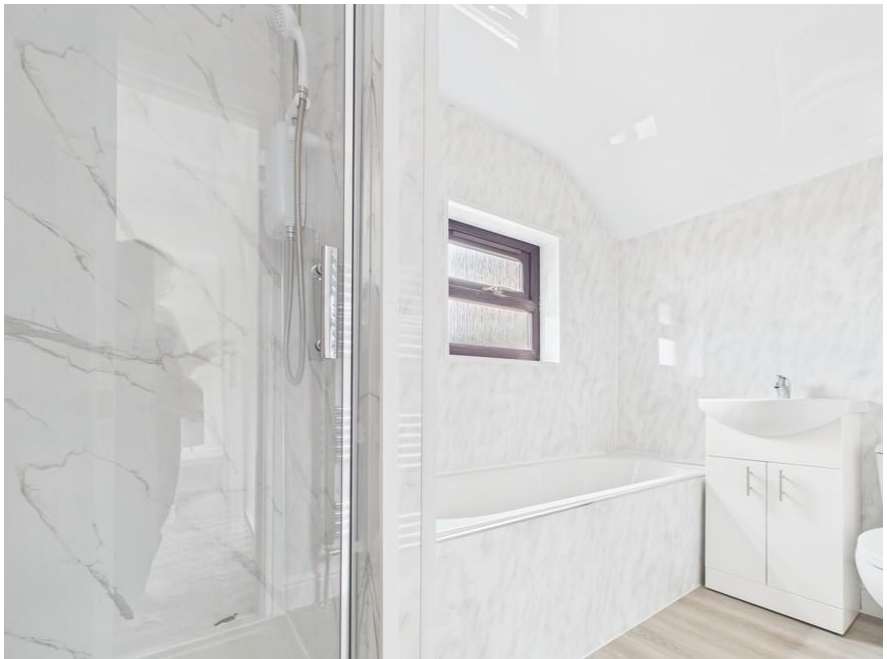




**BEDROOM 3** White painted walls with light grey carpet. Brown uPVC window and white radiator

**BATHROOM** Bathroom consists of a walk in shower, a bath, vanity unit sink and toilet. Laminate flooring and brown uPVC window above the bath.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>74 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>49 E</b>	
21-38	<b>F</b>		





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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.