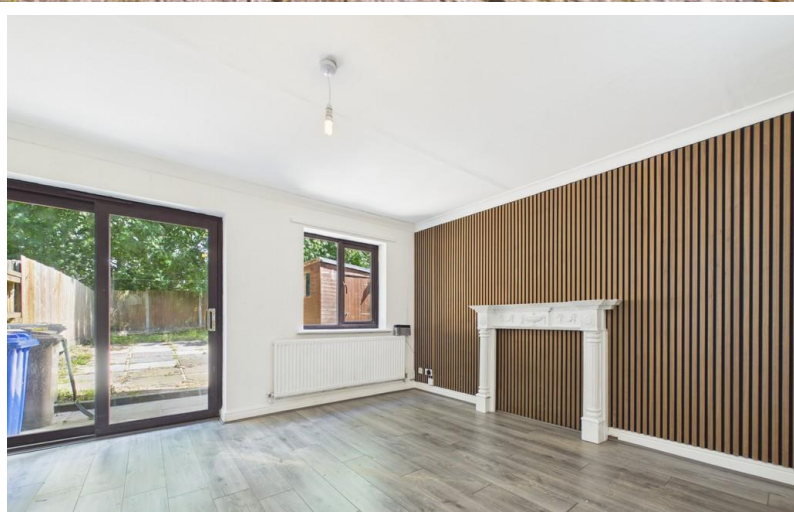


**TO LET**



**Lauren Close, Fenton**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£950 pcm**



## Lauren Close, Fenton

3 Bedrooms, 1 Bathroom

£950 pcm

Date available: 6th July 2026

Deposit: £1,096

Unfurnished

Council Tax band: B

- 3 Bed Semi-Detached House
- Two Double Bedrooms
- Upstairs Bathroom
- Box Room
- Garden to Rear
- Off Road Parking
- Close to Local Amenities

**KITCHEN** Located at the front of the property. Spacious kitchen with white units.

**LOUNGE** Wood effect laminate and white painted walls. Brown sliding doors leading to the garden

**BATHROOM** Wood effect flooring. White bathroom suite and walk in shower.

**BEDROOM** White painted walls. Carpeted floor. Brown UPVC window

**BEDROOM** White painted walls. Laminate flooring and brown UPVC window

**BOX ROOM** White painted walls. carpet flooring. Brown UPVC window with blind



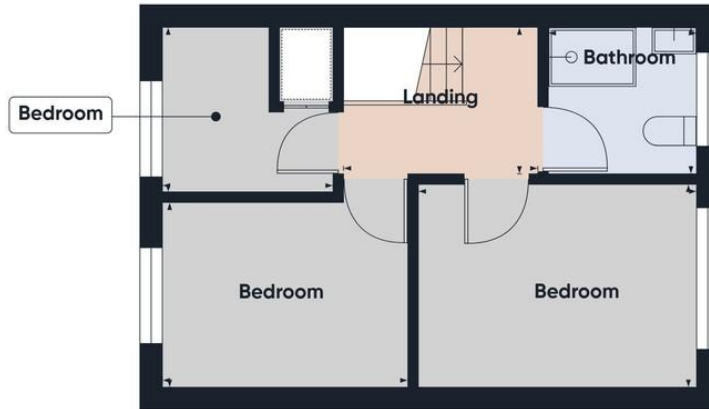


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>	<b>73 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
621 ft<sup>2</sup>  
57.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.