

TO LET



Festival heights, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Town House

£950 pcm

MARTIN&CO



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3 Bedrooms, 1 Bathroom

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Date available: 17th October 2026

Deposit: £1,096

Unfurnished

Council Tax band: C

- Mid town house
- Rear Garden and Conservatory
- Lounge, kitchen
- Three Bedrooms
- Off Road Parking
- Open Aspect to Rear
- Council tax band C

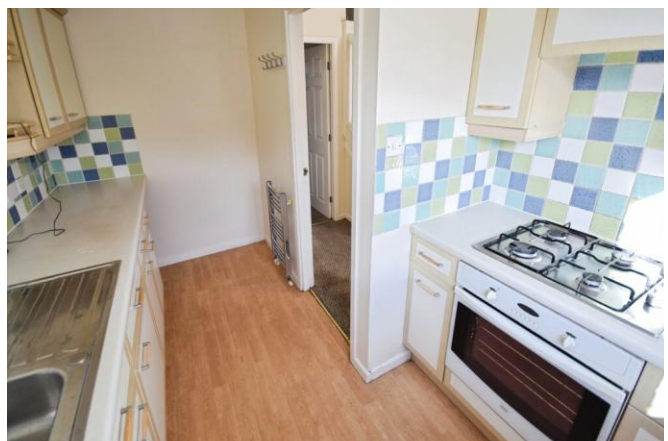
CONSERVATORY. Martin and co are delighted to offer for rent this modern three bedroom mid town house with parking and Conservatory. The property is located within walking distance from Festival park and a short distance from Hanley town centre and comprises a kitchen, lounge and conservatory to the ground floor and three bedrooms and a bathroom on the first floor.

ENTRANCE HALL Entered via part glazed door. Carpeted flooring and with stairs leading off.

KITCHEN Fitted kitchen comprising of a range of base units with contrasting worktops over, wall units and stainless steel sink and drainer with mixer tap over. Gas hob with extractor over and oven below. Vinyl flooring, part tiled walls and UPVC double glazed window to front elevation.

LOUNGE Carpeted flooring, wall mounted radiator, feature fireplace and with sliding patio doors leading to:-

CONSERVATORY Dwarf wall UPVC conservatory with French doors opening onto the enclosed rear garden





and with carpeted flooring.

STAIRS AND LANDING Carpeted flooring

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

BEDROOM Single bedroom with carpeted flooring, wall mounted radiator and UPVC double glazed window to front elevation.

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

BATHROOM White three piece suite comprising of WC, pedestal wash hand basin and bath with shower over. Vinyl flooring, part tiled walls, wall mounted radiator and UPVC frosted double glazed window to rear elevation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	70	87
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 



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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.