TO LET







Waterlily Close, Etruria

3 Bedrooms, 2 Bathroom, Semi-Detached House

£1,100 pcm

MARTIN&CO



Waterlily Close, Etruria

Semi-Detached House,
3 bedroom, 2 bathroom

£1,100 pcm

Date available: Available Now
Deposit: £1,269
Unfurnished
Council Tax band: B

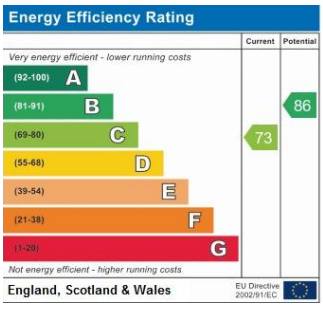
- Three Bed Semi Detached House
- Downstairs Cloakroom
- Fitted Kitchen
- Lounge/Dining Room
- Conservatory
- Master Bedroom with En-Suite
- Family Bathroom

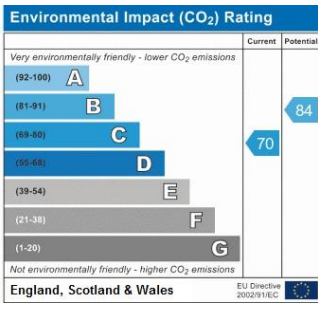
PROPERTY SUMMARY Martin and Co are delighted to offer this Three Bed Semi Detached House located in the sought after area of Etruria within walking distance of Festival park and close to Hanley and Newcastle Town Centres. The property comprises fitted kitchen, lounge/dining room, conservatory and cloakroom to the ground floor, three bedrooms, en-suite and family bathroom to the first floor. To the rear there is a blocked paved garden. PLEASE NOTE there is no vehicle access to this property due to Boatman Drive being closed.

HALLWAY Door to front elevation, laminate flooring, under stairs storage, radiator

CLOAKROOM Window to front elevation, cushion flooring, sink, low level WC, radiator

KITCHEN/DINER Windows to front elevation,









comprising a range of wall, base and drawer units with work surface over, incorporating stainless steel sink with mixer taps, built in oven and hob with extractor fan, part tiled walls, blinds, cushion flooring, radiator.

LOUNGE Window to rear elevation, patio doors to conservatory, carpet, TV point, blinds, radiators

CONSERVATORY Window to rear and side elevation, laminate flooring, blinds, storage heater, french doors to rear garden

BATHROOM Window to front elevation, comprising low level WC, pedestal wash hand basin, bath with shower attachment, part tiled walls, carpet, shaver point, extractor, radiator

BEDROOM ONE Window to front elevation, carpet, radiator

MASTER BEDROOM Window to rear elevation, carpet, radiator

ENSUITE Comprising low level WC, pedestal wash hand basin, shower cubical, tiled walls, carpet, shaver point, radiator

BEDROOM TWO Window to rear elevation, carpet, radiator

EXTERNALLY Block paved garden to the rear





Martin & Co Stoke on Trent
12 Albion Street ● ● Stoke-On-Trent ● ST1 1QH
T: 01782 262880 ● E: stokeontrent@martinco.com
01782 262880
http://www.martinco.com

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, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form 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.