

TO LET



Sunnycroft Avenue, Dresden

4 Bedrooms, 1 Bathroom, Detached house

£1,300 pcm



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4 Bedrooms, 1 Bathroom

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Date available: 22nd March 2025

Deposit: £1,500

Unfurnished

Council Tax band: D

- Detached 4 bedroom house
- Large front and rear gardens
- Lounge
- Kitchen dining room
- Utility room, cloakroom
- Bathroom
- Council tax band D

LARGE REAR GARDEN. Martin and co offer for rent this large 4 bedroom detached house located in a sought after area close to Longton town centre and the A50. The property has the benefit of a large front garden with parking for numerous cars and a large rear garden. The accommodation comprises a lounge, kitchen dining room, utility room and cloakroom to the ground floor and 4 double bedrooms and a bathroom to the first floor. Please note the garage has been part boarded for storage and cannot be used for parking a car in.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		



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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.