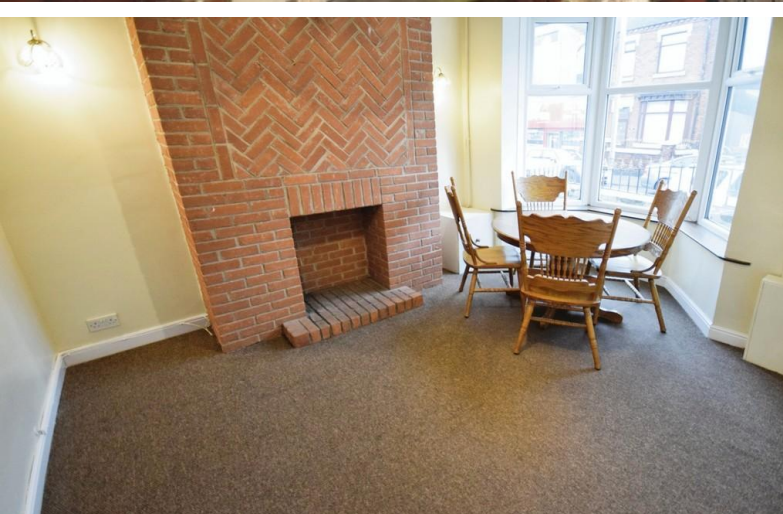


**TO LET**



**Moston Street, Birches Head**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**£825 pcm**



## Moston Street, Birches Head

2 Bedrooms, 1 Bathroom

£825 pcm

LARGE HOUSE WITH GARDEN. Martin and co offer for rent this immaculate 2 bedroom mid terraced house located in the highly sought after area of Birches Head which is within a short distance from Hanley. The property comprises two reception rooms, kitchen and utility room on the ground floor and two bedrooms and a family bathroom on the first floor. To the rear the property has a generous garden area.

Date available: 31st January 2025

Deposit: £951

Unfurnished

Council Tax band: A

- Two Reception Rooms
- Two Double Bedrooms
- First Floor Family Bathroom
- Utility Room
- Kitchen
- Rear garden
- Council tax band A

ENTRANCE HALL Entered via UPVC door. Carpeted flooring, wall mounted radiator, coving to ceiling and wood and glass panel door leading to :-

DINING ROOM UPVC double glazed bay window to front elevation, carpeted flooring, wall mounted radiator, brick feature fireplace.

LOUNGE UPVC double glazed window to rear elevation, under stairs storage cupboard, carpeted flooring, wall mounted radiator. Chimney breast with feature marble fireplace.

KITCHEN Fitted kitchen comprising of a range of base units with contrasting work top over, wall units,





stainless steel one and half bowl sink and drainer, built in oven and hob, space for under counter fridge and freezer, breakfast bar. Vinyl flooring, part tiled walls, UPVC double glazed windows to side elevation.

**UTILITY ROOM** Vinyl flooring, UPVC frosted double glazed window to side elevation. UPVC part glazed door leading to rear paved yard

**STAIRS AND LANDING** Carpeted flooring and wall mounted radiator.

**BEDROOM** Double 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. Loft access and built in storage cupboard.

**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 side elevation.

**OUTSIDE** To the front of the property there is a fore courted garden area and to the rear there is an enclosed rear garden.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		



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## Martin & Co Stoke on Trent

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# 01782 262880



**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 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.