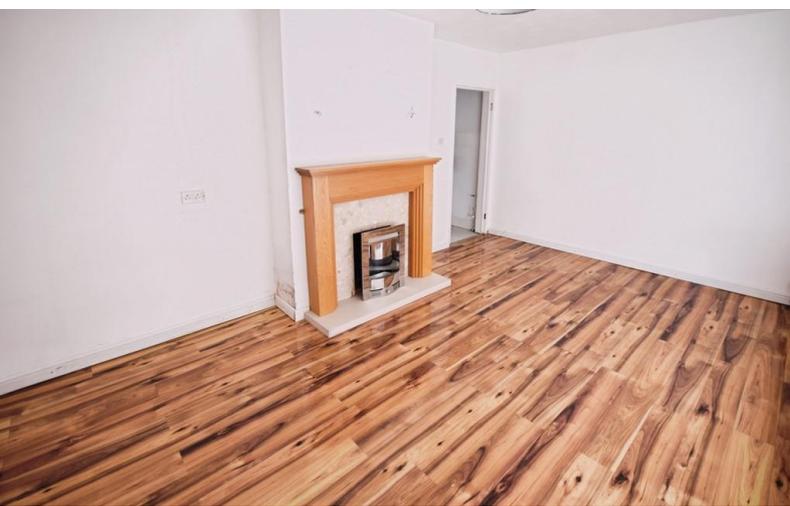


TO LET



Dividy Road, Bentilee

3 Bedrooms, 1 Bathroom, Semi detached house

£900 pcm



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3 Bedrooms, 1 Bathroom

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Martin and co are delighted to offer for rent this spacious 3 bedroom semi detached house located in a sought after area within a short distance from Hanley town centre. The property comprises an entrance hall, lounge, kitchen dining room, utility room and cloakroom to the ground floor and 3 bedrooms and a bathroom to the first floor. To the rear of the property there is a good size garden laid to lawn.

Date available: 14th March 2026

Deposit: £1,038

Unfurnished

Council Tax band: A

- Semi detached house
- Lounge
- Kitchen dining room
- Utility room
- Cloakroom
- 3 Bedrooms
- Bathroom

RECEPTION ROOM The reception room is beautifully presented in neutral tones, complemented by warm oak-effect flooring that adds a contemporary touch. A UPVC double-glazed window allows plenty of natural light to fill the space, while a charming fireplace with hearth provides a focal point and adds character to the room.

KITCHEN The stylish L-shaped kitchen is fitted with striking blue units, offering ample storage, beautifully complemented by oak-effect laminate worktops. Glossy subway tiles provide a sleek finish while ensuring easy maintenance. The space features a granite-effect sink with a contemporary mixer tap, a fitted electric oven with extractor fan above, and a gas hob for added





practicality. Completing the look is stunning Calacatta marble-effect gloss flooring, which adds a luxurious and modern touch to this impressive kitchen.

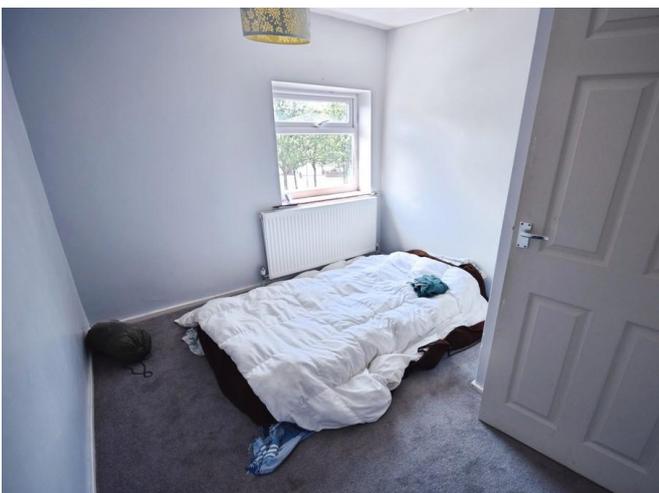
BEDROOM Upstairs, you'll find one of the three bedrooms, generously proportioned and filled with natural light from a double-glazed uPVC window. The décor is finished in neutral tones, providing the perfect blank canvas for a tenant to add their own personal touch. A soft grey carpet adds warmth and comfort underfoot, while a large radiator connected to the gas central heating system ensures the room stays cosy year-round.

BEDROOM The second upstairs bedroom comfortably accommodates a small double bed and is presented in a neutral décor, creating a bright and versatile space. A soft grey carpet adds warmth and comfort, while a double-glazed UPVC window allows for plenty of natural light. The room is also fitted with a large radiator, ensuring it remains warm and inviting throughout the year.

BEDROOM The third and final bedroom upstairs comfortably accommodates a double bed and is presented in a neutral décor, creating a bright and versatile space. There is a small boxing area in the corner of the room and a soft grey carpet that adds warmth and comfort, while a double-glazed uPVC window allows for plenty of natural light. The room is also fitted with a large radiator, ensuring it remains warm and inviting throughout the year.

BATHROOM Upstairs, the bathroom is finished in a clean, neutral style and fully tiled from floor to ceiling, creating a sleek look while making it easy to maintain. The suite includes a large fitted basin with a built-in storage unit, a WC, and a bath with an overhead shower. A contemporary towel radiator is installed for additional heating and a large double-glazed UPVC window with frosted glass allows for natural light while ensuring privacy.

GARDEN ROOM To the rear of the home there is a



large garden, and small patio area. There are wooden fences for added privacy.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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.