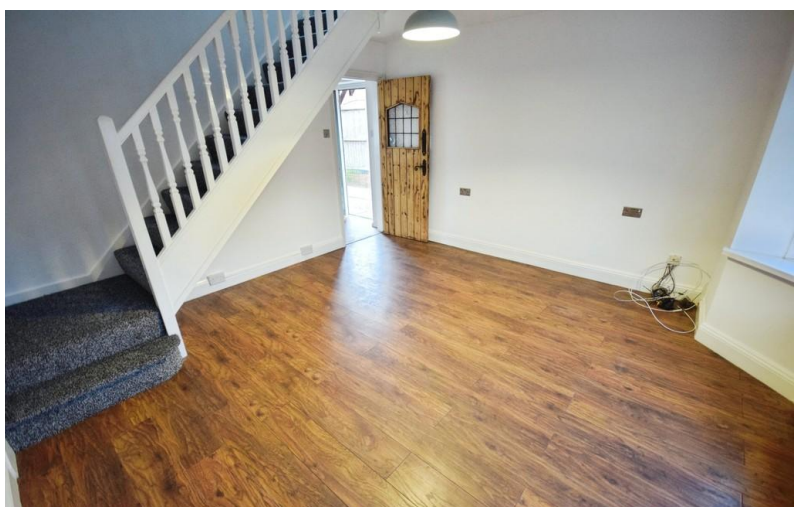


**TO LET**



**Bircham Walk, Westbury Park**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**£950 pcm**



## Bircham Walk, Westbury Park

Semi-Detached House,  
2 bedroom, 1 bathroom

£950 pcm

Date available: 20th September 2025

Deposit: £1,096

Unfurnished

Council Tax band: B

- Semi detached house
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Gardens and garage
- Council tax band B

HIGHLY SOUGHT AFTER LOCATION. Martin and co are delighted to offer for rent this 2 bedroom semi detached house having the benefit of parking and a garage. The property is located in the sought after Westbury Park area which is a short distance from Newcastle town centre and access to the M6 motorway. The accommodation comprises and entrance hall, lounge and kitchen to the first floor and 2 bedrooms and a bathroom to the first floor. Outside the property has gardens to both the front and the rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		





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## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

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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 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.