

3A Hazles Cross Road, Stoke-On-Trent, ST10 2AX

£850 PCM





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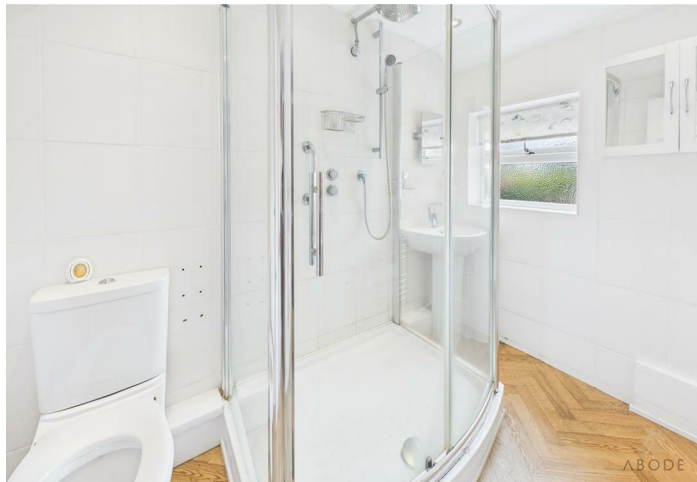
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This well-proportioned two-bedroom home offers approximately 700 sq ft (65.1 m<sup>2</sup>) of internal living space, making it an ideal rental for professionals, couples or small families.

The ground floor features a bright and spacious living room measuring approximately 11'4" x 15'8", providing plenty of space for relaxing and entertaining. Adjacent is a separate dining room (9'6" x 8'2"), perfect for family meals, a home office setup, or additional living space. The fitted kitchen (11'11" x 9'0") offers generous room for cooking and storage, with direct access to a private enclosed garden, ideal for outdoor dining, gardening, or enjoying warmer months.

Also on the ground floor is a modern family bathroom with bath/shower facilities.

Upstairs, the property comprises two well-sized double bedrooms. The principal bedroom measures approximately 9'6" x 12'1", while the second bedroom offers 8'3" x 11'9", making both rooms suitable for double beds and additional furniture.







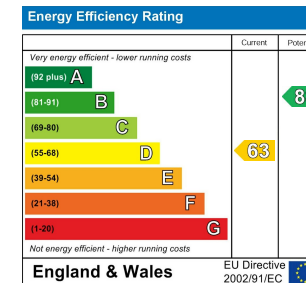
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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