



Stoke  
Property  
Shop  
01782 747472  
TO LET

10

# Leason Street, Stoke



# OneAgency

01782 970222

hello@oneagencygroup.co.uk



£695 pcm

A two bedroom mid terraced house within walking distance to Stoke Town Centre. The property is also located nearby to Royal Stoke University Hospital. Benefitting from two reception rooms, ground floor bathroom and yard with gated access. Viewing is highly advised!





## Ground Floor

### Reception Room One

3.44m x 3.15m (11' 3" x 10' 4") UPVC front door, double glazed window, radiator and carpet flooring.

### Reception Room Two

3.62m x 3.48m (11' 11" x 11' 5") A double glazed window, storage cupboard, radiator and carpet flooring.

### Kitchen

3.29m x 1.87m (10' 10" x 6' 2") Wall and base units with worktops, stainless steel sink basin, plumbing for washing machine, double glazed window, UPVC door, radiator and carpet flooring.

### Bathroom

2.14m x 1.66m (7' 0" x 5' 5") A white suite with bath, pedestal hand wash basin, low level W/C, double glazed window, tiled walls, radiator and vinyl flooring.

## First Floor

### Bedroom One

3.65m x 3.49m (12' 0" x 11' 5") A double glazed window, storage cupboard, radiator and carpet flooring.

### Bedroom Two

3.17m x 3.08m (10' 5" x 10' 1") Wardrobe units, double glazed window, radiator and carpet flooring.

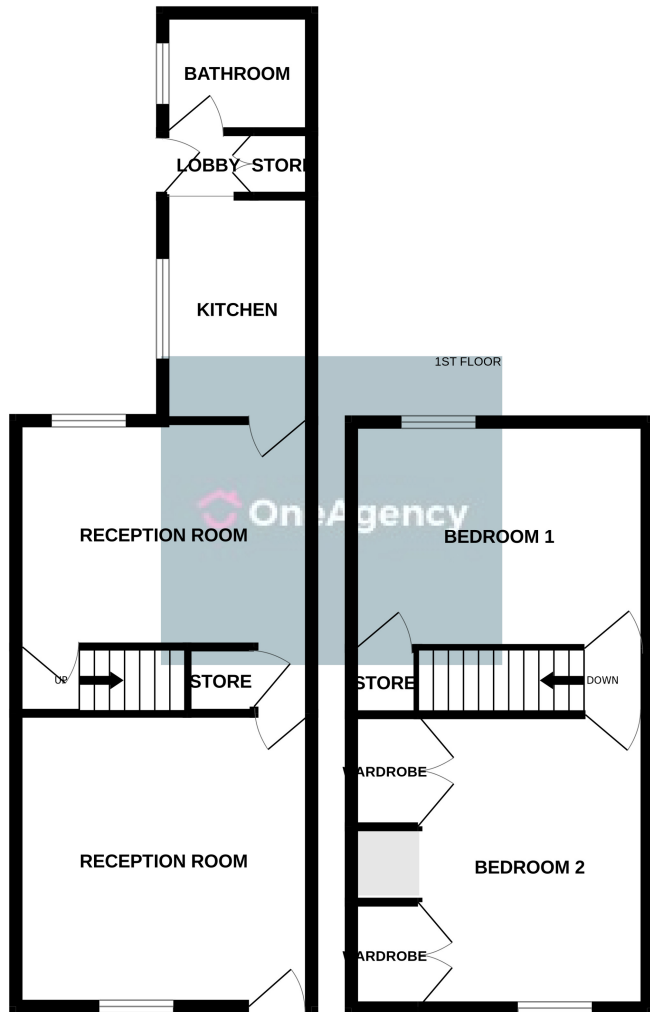
### External

A block paved yard to the rear with gated access.

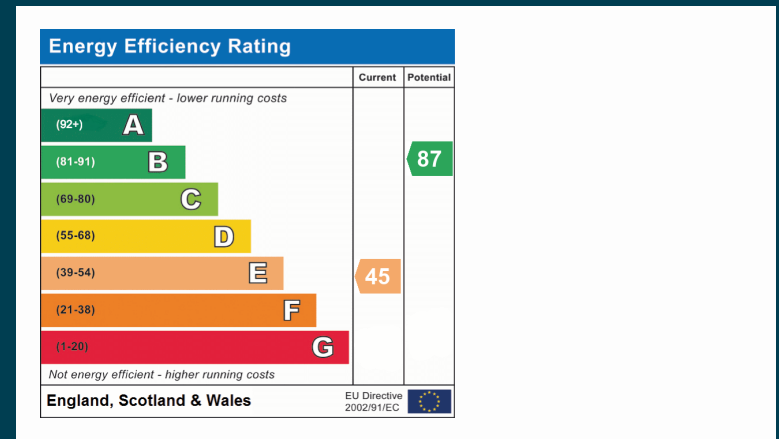
### AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

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