



**87 Hartshill Road, St. Andrews Square  
Stoke-On-Trent ST4 7LU**

**£875 PCM**

Hyde Estates present this generous three bedroom end town house to let. Newly re-decorated, the property comes with parking and is ideally located in Hartshill, close to Staffordshire University, Hartshill Park and many local amenities. Excellent public transport links for commuters and handy for the motorway network.



**Accommodation**

Hallway with understairs storage, guest wc with white suite of wc and washbasin, bay fronted lounge and kitchen diner fitted with wall and base units with inset 1.5 stainless steel sink unit and mixer tap. Integrated electric oven, four ring gas hob and extractor hood. Undercounter space for kitchen appliances, space for dining table and chairs, vinyl floor covering and door to rear. To the first floor are three bedrooms and a three piece bathroom suite of; wc, washbasin and bath with over head shower and screen. Tiled splashbacks, frosted window and extractor fan.

**Room Measurements**

- Hall
- Guest WC
- Lounge - 15'2" x 8'4"
- Kitchen Diner - 15'1" x 11'11"
- Bedroom 1 - 13'3" x 8'9"
- Bedroom 2 - 14'5" x 8'9"
- Bedroom 3 - 7'9" x 5'10"
- Bathroom - 8'1" x 5'11"

**Parking**

Communal parking accessed via St. Andrews Square, which goes to the back of the property.

**Additional Information**

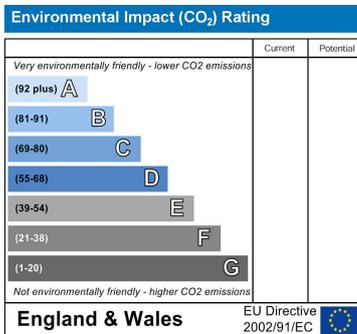
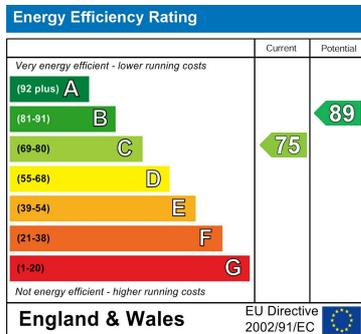
The property benefits from Gas central heating, uPVC double glazed windows and has been recently re-decorated.

**Council Tax**

Stoke-On-Trent Council, Band B.

**Viewings**

Viewings to be arranged via Hyde Estates & Lettings on 0161 773 4583.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB