



27 Church Lane
Stoke-On-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

27 Church Lane

Stoke-On-Trent
Staffordshire
ST10 2LD

- * An outstanding three bedroom detached property situated in the highly sought after village of Ipstones.
 - * The property offers very spacious accommodation that is ideal for family occupation.
 - * Benefiting from Upvc double glazing and underfloor heating, the property briefly comprises: Entrance Hall, Living Room, Sitting Room / Fourth Bedroom, Kitchen / Diner, Utility Room and W.c to the ground floor. Landing Area, Master Bedroom with En-Suite, Two further Bedrooms and Family Bathroom to the first floor.
 - * Ample parking space and rear garden area.
 - * Viewing highly recommended.
- NO SMOKERS / STRICTLY NO PETS



Per Calendar Month £1,250 Per Calendar Month



3



2



2



Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off. Spotlights. Understairs storage. Tiled floor.

Living Room 13' x 13' (3.96m x 3.96m)

Log burner. Tiled floor. Feature bi-fold doors to dining area.

Sitting Room / Fourth Bedroom 11'2 x 9'3 (3.40m x 2.82m)

Tiled floor.

Kitchen / Diner 26'5 x 9'8 (8.05m x 2.95m)

Extensive range of wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Electric hob and oven and extractor unit above. Integrated dishwasher. Spotlights. Tiled floor. Sliding doors to rear. Feature bi-fold doors to living room.

Utility Room 6'1 x 9'9 (1.85m x 2.97m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Tiled floor. Side door. Spotlights.

W.c 6'1 x 3'2 (1.85m x 0.97m)

W.c. Wash basin with storage unit below. Tiled floor. Spotlights.

Landing Area

Loft access. Sky lights.

Master Bedroom 16'1 x 13' (4.90m x 3.96m)

Radiator.

En-Suite 6'8 x 9'9 (2.03m x 2.97m)

Double shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail x 2. Tiled floor. Tiled walls. Spotlights. Feature wall mounted storage unit with mirror.

Bedroom 11'2 x 11'5 (3.40m x 3.48m)

Radiator.

Bedroom 11'9 x 11'5 (3.58m x 3.48m)

Radiator. Fitted wardrobes.

Bathroom 9'8 x 7'8 (2.95m x 2.34m)

Bath. Double shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Sky light. Spotlights. Tiled walls. Tiled floor. Feature wall mounted storage unit with mirror.

Outside

Ample parking space and rear garden area.

Application

Applications for the tenancy of this property must be in writing to Bury & Hilton and on the prescribed 'Application for Tenancy form'.



Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References

References through HomeLet will be applied for by Bury & Hilton

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811