



2 Chatsworth Drive
Stoke-On-Trent



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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2 Chatsworth Drive

Stoke-On-Trent
Staffordshire
ST6 8NJ

- * This immaculate semi-detached property is located in a very well established residential area at Norton Green enjoying some outstanding views to the rear over the surrounding countryside.
- * The property offers very well maintained accommodation that also benefits from double glazing and gas fired central heating.
- * Entrance Porch, Entrance Hall, Through Lounge / Dining Room, Kitchen and Rear Porch to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor. Useful attic room accessed from former third bedroom.
- * Driveway and attached single garage providing off street parking.
- * Front and rear gardens with lawned and paved patio areas.
- * No smokers or pets.

PCM £955 PCM



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Staffordshire - 01538 383344



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General Information

Entrance Porch

Tiled floor. Access to:

Entrance hall

Radiator. Stairs off. Under stairs storage.

Living room 22'6" x 11'5" (6.86 x 3.48)

Radiator x 2. Gas fire. Bay window. French doors to rear.

Kitchen 10'11" x 7'10" (3.33 x 2.39)

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Electric hob and extractor unit. Wall mounted boiler. Plumbing point.

Rear porch

Rear door. Access to garage. Electric heater. Understairs storage.

Bedroom 10'0" x 11'1" (3.07 x 3.40)

Radiator. Fitted wardrobes.

Bedroom 10'0" x 9'3" (3.07 x 2.84)

Radiator. Fitted wardrobes.

Bathroom 7'10" x 5'10" (2.39 x 1.78)

Bath with feeder shower. W.c. Wash basin. Radiator.

Attic 17'7" x 9'8" (5.38 x 2.95)

Radiator. Sky light x 2. Storage cupboard.

Outside

Driveway and attached single garage providing off street parking. Front and rear gardens with lawned and paved patio areas.

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.



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