



4 Talbot Street
Leek



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

4 Talbot Street Leek Staffordshire, ST13 5JT



This exceptional 2 bedroom terrace property is the equivalent of wearing brand new, designer clothes under your much loved traditional vintage coat.

The property has been completely renovated inside to the highest standard. It features a new kitchen, new double glazing, new flooring, new carpets, even the cobbled yard to the rear is new!

Per Month £795 Per Month



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

Kitchen

11'9" x 10'2"

Fitted wall and base units, stainless steel sink, electric oven, electric hob, extractor hood/fan, marble effect splash back, radiator, 4 x double sockets, plumbing for washing machine, stone effect flooring.

Living Room

11'9" x 11'1"

Stone effect flooring, aerial points, 9 x double sockets, radiator, French doors leading to yard.

Bathroom

Airing cupboard, boiler, radiator bath, WC, wash basin, double shower, stone effect flooring, heated towel rail.

Understairs Storage

2 x double sockets

Stairs to Landing

Carpets, 1 x double socket, bedrooms leading off

Bedroom 1

11'9" x 10'5"

Carpets, radiator, 4 x double sockets

Bedroom 2

11'5" x 10'9"

Carpets, 4 x double sockets, linen closet with shelving, radiator

Outside

Yard laid to cobbles, retractable wash line, outside tap

Viewings, Applications and References

All viewings to be made by prior appointment via Bury and Hilton.

Application forms to be obtained from Bury and Hilton's Leek office. All applicants must provide a copy of their passport (non-UK passport holders should also supply their Right To Rent Share Code).

References to be carried out by HomeLet on behalf of Bury and Hilton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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