



High Street, Cheadle, ST10 1AJ  
£650 pcm

Whittaker  
& Biggs Est. 1930



## High Street, Cheadle ST10 1AJ

This property is to be let on a Twelve Month Assured Shorthold Tenancy Agreement at a rental of £650 per calendar month with a £650 deposit payable. The tenant will be responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

Whittaker and Biggs are pleased to offer TO LET a sizeable two bedroom first floor apartment set over two floors, ideally situated in the popular town of Cheadle. With panoramic views over the town and surrounding countryside offering off road parking to the rear. This apartment would be ideal for a professional couple or single occupant, the property is offered to rent at £650 pcm with a £650 deposit payable on the commencement of the tenancy. Available NOW.



In detail the accommodation comprises:

### Entrance Hall

Having door to side aspect, wall mounted smoke alarm, door into storage cupboard, stairs to second floor.

### Kitchen/Diner 13' 3" x 12' 0" (4.038m x 3.656m)

Range of base units comprising base cupboards and drawers incorporating brushed chrome Diplomat oven, four ring Diplomat gas hob, roll top work surfaces over, having inset stainless steel sink unit with chrome mixer taps over, tiled splash backs, range of matching wall cupboards, extractor fan over, larder style unit housing Heat Line gas fired central heating boiler, UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect. Newly fitted flooring.

### Master bedroom 11' 4" x 9' 5" (3.442m x 2.879m)

Having UPVC double glazed window to the rear aspect, built-in wardrobe to alcove incorporating hanging rail, high ceilings with picture rail, radiator, power points central light point.

### Bedroom 2 6' 2" x 13' 0" (1.882m x 3.975m)

Having UPVC window to front side aspect, radiator, power points, central light point.

### First Floor Landing

Loft access, central light point.

### Lounge 16' 4" x 13' 6" (4.969m x 4.106m)

Having sash window to front aspect, radiator, wooden fire surround on marble effect hearth incorporating electric fire, radiator, television aerial point, built in cupboard housing electric fuse box. Central light points, power points.

### Bathroom 11' 2" x 8' 5" (3.397m x 2.563m)

(maximum measurements) White suite comprising panelled bath having chrome taps over, low level W.C., wash hand basin with chrome taps over, storage cupboard below, and roll top surface over, fully tiled walls. Corner fully tiled shower cubical housing Triton electric shower, UPVC window to side aspect, radiator, cushioned flooring.

Note:

Council Tax Band: A

EPC Rating: D

Viewings:

All viewings are strictly by appointment only.

For further details please contact:

Tel: 01538 372006

leek@whittakerandbiggs.co.uk





## Directions

From Leek proceed out of the town on the A520 Cheddleton Road. Follow this road passing through the village of Cheddleton and into the village of Wetley Rocks. After passing the Texaco petrol station on the left, bear left onto the A522 signposted Cheadle. Proceed along this road and at its extremity turn left into the A522 again signposted Cheadle. Follow this road proceeding straight ahead at the JCB roundabout. Upon entering into the village of Cheadle at the first roundabout turn left, continue straight at the second roundabout and at the third roundabout turn right into Chapel Street A521 . Continue along this road which becomes Bank Street, keep to the right which then leads to High Street (being the one way system). Take the first turning left into Church Street where parking at the rear of the property is accessed. Number 72b is on the left hand side over the Forget Me Not flower shop on the High Street.

### Important

Whittaker & Biggs for themselves and for the vendors/lessors of this property who's agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agent has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non standard lenses.

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