



Whittaker & Biggs are please to offer 'To Let' this two bedroom mid terraced property situated in the west end of town in close proximity to all local schools and amenities. Within walking distance of the town centre. Available end of early February 2017. The property is to be let on a six month Assured Shorthold Tenancy Agreement at a rental of £385.00 per calendar month with a £385.00 deposit payable at the commencement of the Tenancy. Tenants will also be charged for a checkout fee of £120.00 including V.A.T. to be paid upon the commencement of the tenancy.



Chorley Street, Leek, ST13 5EW.
Monthly Rental Of £650 per calendar month.

Whittaker
& Biggs Est. 1930

Chorley Street Leek ST13 5EW

In detail the accommodation comprises:

Living Room 11' 9" x 12' 0" (3.59m x 3.65m)

UPVC double glazed window to front aspect, hardwood external door to front aspect, marble fireplace incorporating living flame gas fire set on marble hearth in carved wood surround, single radiator, centre light point, telephone point, television aerial point, power points.

Kitchen 9' 0" x 11' 11" (2.75m x 3.62m)

excellent range of base cupboards and drawers incorporating plumbing for automatic washing machine, range of roll top work surfaces over having inset one and a half bowl stainless steel sink unit, tiles splash back, matching wall cupboards incorporating glazed display doors to part with concealed lighting, centre light point, breakfast bar, UPVC double glazed window to rear aspect, half glazed external door to rear aspect, staircase off, power points.

First Floor

Landing

Overstairs wall mounted gas fired central heating boiler, upstairs storage cupboards, single radiator, centre light point, loft access.

Master Bedroom 11' 8" x 12' 0" (3.56m x 3.65m)

UPVC double glazed window to front aspect, built in double wardrobe incorporating hanging rail and storage cupboards above, single radiator, centre light point, power points.

Bedroom Two 4' 9" x 9' 1" (1.45m x 2.76m)

UPVC double glazed window to rear aspect, centre light point, single radiator, power points.

Bathroom

White suite comprising panelled bath incorporating chrome mixer tap and central shower attachment over, pedestal wash hand basin, low level W.C., UPVC double glazed window to rear aspect, built in storage cupboards.

Outside

The rear aspect paved patio area having inset borders, gated pedestrian access leading to Chorley Street.

Note:

Condition:

Should you wish to make an application to take this property, please call into our Branch where you will be given an application form to complete. Upon completing the form, an administration fee of £100.00 will be required in order for your application to be processed. You are also required to provide a current employers reference. International Credit Checks are also now available for non UK resident tenants at a cost of £100.00.

Note:

Tenants will be charged for a renewal fee each time new contracts are drawn up. This fee being £30 plus VAT.

Tenants will also be charged for a checkout fee of £120.00 including V.A.T. to be paid upon the commencement of the tenancy.

Furnishing:

The property will be let unfurnished. An inventory of the fittings and fixtures will be provided prior to the tenant taking occupation.

Immigration Act 2014.

Before you are granted a tenancy by Whittaker & Biggs, you will need to have demonstrated your eligibility under the Right To Rent Act 2014 to establish your immigration status and whether you are legally entitled to rent a property within the United Kingdom.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose 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 agents 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 on their brochures and window displays are taken with non standard lenses

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**Whittaker
& Biggs**