



Rushton Spencer, Macclesfield, SK11 0SH.
Monthly Rental Of £1,100



Rushton Spencer, Macclesfield, SK11 0SH.

Whittaker & Biggs are pleased to offer for let this three bedroom detached bungalow in Rushton Spencer. Nestled on a good sized plot the property the property enjoys gardens mainly laid to lawn with outstanding views and detached garage.

The spacious accommodation briefly comprises of a porch, kitchen, hallway, living room, WC, bathroom and three bedrooms.

The property is to be let on a six month Assured Shorthold Tenancy Agreement at a rental of £1,300per calendar month with a £1,300 deposit payable at the commencement of the Tenancy.

NOTE: Within the rental figure is gardener, who will maintain lawns only.

Situation

Heaton, is ideally located and offers ease of access into the surrounding countryside and into the towns of Macclesfield, Congleton and Leek which are all within an 8 mile radius.

The local school being Rushton Church of England Voluntary Control First School.



Porch

UPVC double glazed door to the front and side elevation, water tap, storage cupboard.

Kitchen 11' 3" x 11' 5" (3.43m x 3.48m)

UPVC double glazed window to the rear elevation, electric storage heater, units to the base, electric cooker point, stainless steel sink with drainer, chrome mixer tap, plumbing for a washing machine, two pantry store cupboards.

Hall

UPVC double glazed door and window to the front elevation, electric storage heater, storage cupboard, loft access.

Living Room 12' 9" x 14' 10" (3.88m x 4.52m)

UPVC double glazed picture window to the side elevation, open fire, tiled hearth, surround and mantel, cornicing.

Bedroom One 9' 11" x 10' 10" (3.01m x 3.30m)

UPVC double glazed window to the rear and side elevation, electric storage heater.

Bedroom Two 11' 9" x 9' 11" (3.59m x 3.03m)

UPVC double glazed window to the front elevation, electric storage heater.

Bedroom Three 6' 11" x 9' 11" (2.11m x 3.02m)

UPVC double glazed window to the rear elevation.

Bathroom 5' 7" x 5' 10" (1.70m x 1.79m)

UPVC double glazed window to the rear elevation, corner bathtub, corner shower cubicle, pedestal wash hand basin.

WC 5' 7" x 2' 10" (1.69m x 0.86m)

UPVC double glazed window to the rear elevation, low level WC.

Externally

To the front, tarmacadam driveway, area laid to lawn, curtesy lighting, hedged / walled boundaries. To the rear, crazy paved walkway, area laid to lawn, mature plants and shrubs, fenced / hedged boundaries.



Note:
Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be Freehold







Directions

From our Derby Street, Leek offices proceed along Ball Haye Street and turn left into Stockwell Street. Follow this road which then becomes Macclesfield Road for approximately 5 miles and take the first main turning right into Leek Old Road signposted Rushton. Follow this road and just prior to reaching the Royal Oak Public House take the right hand turn into Sugar Street. Follow this road for a short distance where Coppice View is situated on the right hand side identifiable by a Whittaker & Biggs board.

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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