



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**159 Cheadle Road, Leek, ST13 7HN**

**£900 Per Calendar Month**

An excellent opportunity to rent this three bedroom semi-detached property having been fully renovated throughout to a high standard offering open plan dining kitchen with newly fitted units, Quartz work tops and integrated appliances. Three good sized bedrooms and newly fitted white bathroom suite. Externally, the property provides off road parking to the front and enclosed spacious gardens at the rear. Internal viewing recommended.





## Directions

From our Derby Street office take the A520 Cheadle Road out of the town. Continue into the village of Cheddleton and just before the One Stop shop, number 159 is situated on the left hand side identifiable by our 'To Let' Board.

## Accommodation Comprises:

### Entrance Hall

Upvc double glazed door and window to front and side aspect, radiator, staircase off, laminate floor.

### Living Room 11'11" x 11'1" (3.65 x 3.38)



Upvc double glazed window to front aspect, radiator, fireplace.

### Open Plan Dining Kitchen 18'9" x 12'5" (5.74 x 3.80)



(Max Measurement)

Dining Area, having a pair of patio doors to rear garden, two panel radiators, laminate floor.

Kitchen, newly fitted units with integrated dishwasher, space for fridge, freezer and washer, Quartz work tops, inset sink, concealed extractor fan, Upvc double glazed window to side aspect, laminate floor.



### First Floor Landing

Upvc double glazed window to side aspect.

### Bedroom One 12'5" x 11'5" (3.81 x 3.49)



Upvc double glazed window to rear aspect, radiator.



**Bedroom Two 11'3" x 11'1" (3.45 x 3.38)**



Upvc double glazed window to front aspect, radiator.

**Bedroom Three 8'3" x 7'6" (2.54 x 2.31)**



Upvc double glazed window to front, radiator.

**Bathroom 6'10" x 6'0" (2.10 x 1.85)**



Newly fitted suite comprising panelled bath with Triton shower fitment, low level lavatory, wash hand basin in vanity with cupboards beneath, wall mounted cupboards, built-in airing cupboard, Upvc

double glazed frosted window to rear aspect, fully tiled walls and floor.

**Outside**



Ample off road parking to the front aspect, with raised flower borders.

To the rear is an adjoining Outbuilding, raised pond, lawned gardens and Garden Shed.



**Viewings**

By prior arrangement through Graham Watkins & Co.

**Services**

We believe all mains services are connected.

**Holding Deposit**

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the

property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

### Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

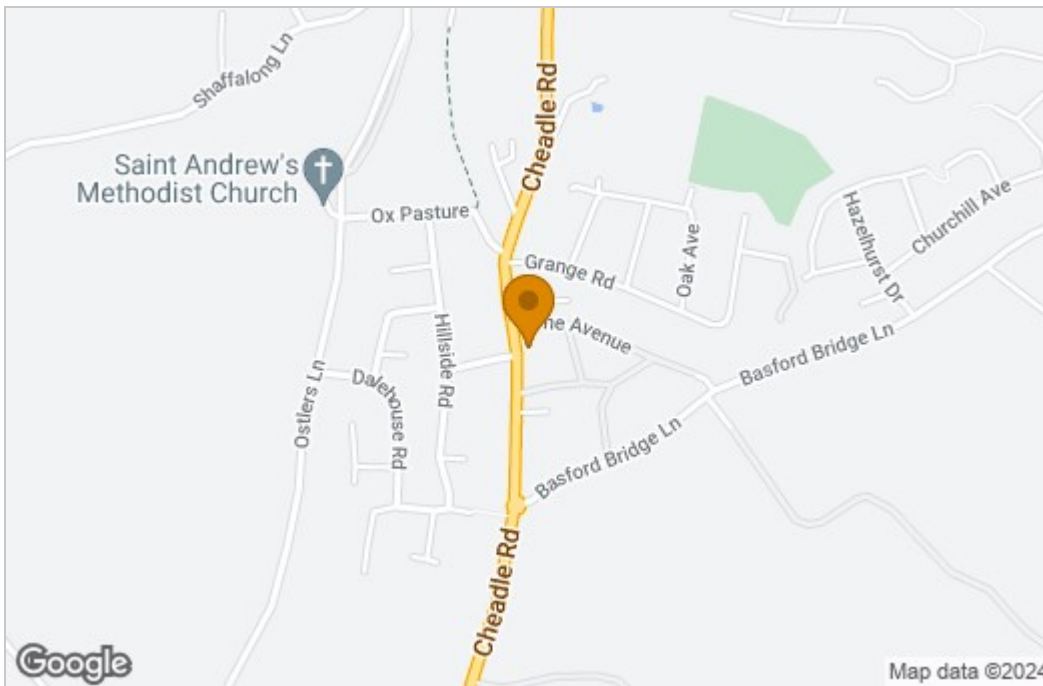
### Measurements

All measurements given are approximate and are 'maximum' measurements.

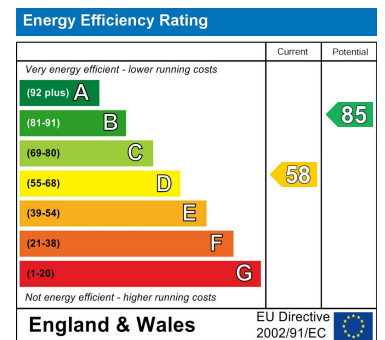
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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