



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



The Barn Meadowstile Farm Tower Hill Road

Brown Lees, Stoke-On-Trent, ST8 6PA

**£1,900**





## The Barn Meadowstile Farm Tower Hill Road

Brown Lees, Stoke-On-Trent, ST8

Graham Watkins & Co are pleased to offer to the rental market this immaculately presented three bedroom detached property set in a delightful location in the village of Brown Lees. 'The Barn' offers two reception rooms, fully fitted breakfast kitchen, utility, downstairs wc, three good sized bedrooms with bedroom one offering ensuite facilities together with family bathroom. The property is fitted with exceptional fixtures and fittings throughout. Allocated parking is provided to the front of the property with private enclosed lawned gardens to the rear. Viewings are HIGHLY recommended.

### Directions

From our Derby Street offices take the A523 Macclesfield Road out of the town and turn left sign posted Rudyard. Follow this road and at the mini roundabout turn right signposted Biddulph. After approximately 2 miles turn left into Top Road and follow this road turning right into Rudyard Road, continue along into New Street and Park Lane and at the traffic lights continue straight ahead into Newpool Road. Follow this road to it's extremity and turn left at the end of the road and immediately turn right where The Barn is situated just off the main road.

### Entrance Hall

External door and double glazed window to front, radiator, laminate floor, staircase off.

### WC off

Housing low level WC, wash hand basin, tiled floor.







**Lounge**  
18'4" x 17'8" (5.6 x 5.39)  
Double doors from the hallway, fireplace incorporating gas fire, double glazed windows to front and rear, pair of patio doors to side, radiators.

**Dining Room**  
11'10" x 11'6" (3.61 x 3.53)  
Double doors from the hallway, double glazed windows to rear, radiator.

**Kitchen**  
17'5" x 13'3" (5.31 x 4.06)  
Excellent range of built units comprising matching base and wall cupboards, integrated appliances, built in double oven, work surfaces with inset stainless steel sink unit, double glazed windows to front and rear, radiators, tiled floor.



**Utility**  
18'5" x 8'6" (5.62 x 2.61)  
Matching cupboards with work surfaces over having inset stainless steel sink unit, floor mounted oil boiler, double glazed windows to front, side and rear, external door to side, radiator, tiled floor.





### First Floor Landing

Double glazed Velux window to rear, radiator, double glazed window to front, built in storage.

### Bedroom One

17'3" x 13'3" (5.28 x 4.06)

Double glazed window to front, double glazed Velux to rear, radiators.

Measurement incorporates:

### Ensuite

7'6" x 5'6" (2.30 x 1.70)

Fully enclosed shower cubicle, low level WC, wash hand basin, heated towel rail, tiled floor.

### Bedroom Two

11'8" x 11'6" (3.58 x 3.52)

Double glazed window to rear, double glazed Velux window to rear, radiator.

### Family Bathroom

9'9" x 7'11" (2.98 x 2.43)

White suite comprising fully enclosed shower cubicle, corner bath, wash hand basin, low level WC, heated towel rail, double glazed Velux window to rear, tiled floor

### Bedroom Three

17'5" s 10'0" (5.31 s 3.06)

Double glazed window to side, radiator.





## Outside

Allocated parking spaces, flagged paths lead to rear gardens laid patio and sizeable lawns with established shrubs. Cold water tap, oil storage tank, external power points and courtesy lighting

## 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.

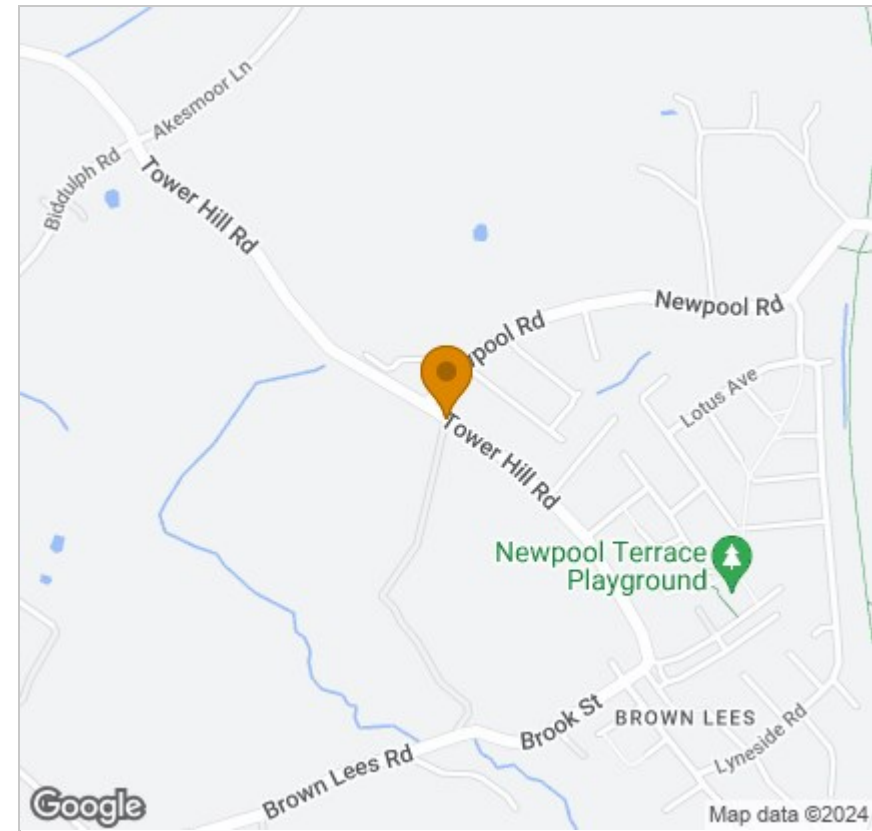
## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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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## Area Map



## Energy Efficiency Graph

