



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



2 Wedgwood Road, Cheadle, ST10 1LD

£950 Per Calendar Month

A spacious two bedroom detached bungalow situated on Wedgwood Road in the small town of Cheadle, just a short walk to all amenities.

Garage and driveway providing off road parking. Low maintenance gardens to both front and rear elevations.
Open plan Kitchen/Diner with Conservatory.



Situation

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Directions

From our office turn right onto Market St, then left onto Stockwell St/A523, continue to follow A523 0.2 miles, turn left onto St Edward St, at the traffic lights continue onto Compton/A520 for about 4 miles then slight left onto Cheadle Rd/A522 and continue to follow A522 for another 1.5 miles then turn left onto Leek Rd/A52 continue to follow Leek Rd in about 2.5 miles at the roundabout, take the 1st exit onto Leek Rd/A522 after another mile at the roundabout take the 2nd exit onto Tape St/A522 go through 2 roundabouts take the 2nd exit and stay on Tape St/A522 continue to follow A522 for another mile then turn right onto Wedgwood Rd and the property should be on the right.

Entrance Hall

Built in cloak cupboard.

Dining Kitchen 11'6" x 10'5" max (3.53 x 3.20 max)



Range of matching base cupboards and drawers with wall cupboards, work surfaces, inset sink unit, built on Bosch oven with four ring hob and extractor over, uPVC double glazed window to front and door to side, radiator, cushioned floor.

Living Room 16'0" x 10'10" (4.88 x 3.32)



uPVC double glazed bay window to front, fireplace, radiator.

Bedroom One 11'0" x 10'10" (3.36 x 3.32)



uPVC double glazed window to rear, radiator.

Bedroom Two 10'6" x 8'0" (3.21 x 2.44)



Sliding patio doors to conservatory, radiator.

Conservatory 12'4" x 11'5" (3.77 x 3.50)



Being of UPVC double glazed construction set on plant display shelving, radiator.

Shower Room 7'4" x 6'2" max (2.24 x 1.90 max)



Fully enclosed shower cubicle incorporating mixer shower, low level wc, pedestal wash basin, heated towel rail, fully tiled walls, uPVC double glazed frosted window to side, cushioned floor.

Outside



The property benefits from pedestrian gated access and double gates leading to off road parking and adjoining garage. Low maintenance gardens with gated access to the rear aspect.

Rear Gardens



Flagged patio area with low maintenance gardens, cold water tap, courtesy lighting.

Garage 21'6" x 9'10" (6.56 x 3.01)

Roller shutter door to the front, uPVC double glazed window and door to the side and rear aspects, light and power connected.

Viewings

By prior arrangement through Graham Watkins & Co.

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.

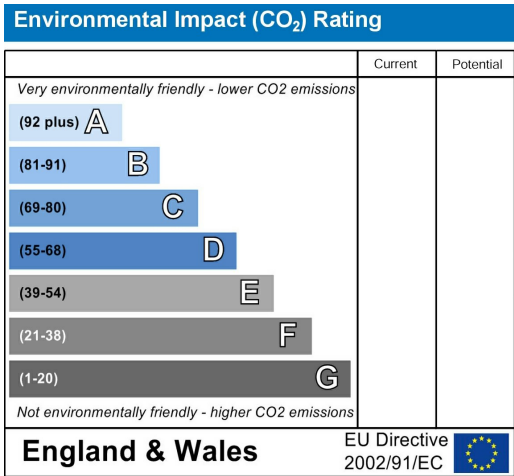
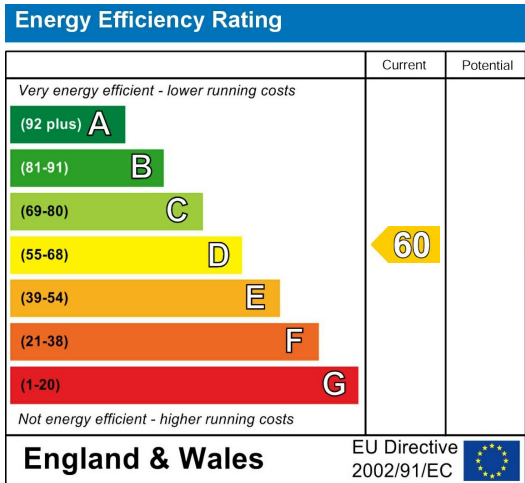
Services

We believe all mains services are connected.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.