



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Coach House Highfield, Macclesfield Road, Leek, ST13 8SG

£1,800 Per Calendar Month

The Coach House is a modern four bedroom detached home set within a picturesque location in the former grounds of Highfield Hall. Approached by a private drive the property has extensive views to the front across Leek Cricket Club and views to the rear of Peak Park. The ground floor has a central hall, large lounge with bay window to the front, extending through doors to the dining area with patio door access to the gardens. There is a downstairs cloakroom and a large kitchen leading through to a utility area with access to both garage and gardens. The first floor offers four good sized bedrooms, including an en-suite to the master bedroom, off the central landing together with a family bathroom. Externally, the enclosed rear gardens are laid to lawn, with a large patio for entertaining, enclosed lawned gardens a block paved driveway for several cars and access to the single integral garage.



Situation

Located on the edge of Leek's town centre, the property is within close proximity to many local amenities including supermarkets, schools, shops, public houses, public transport links, churches and many independent shops. The property is ideally located for commuting to Macclesfield, Buxton, Ashbourne and Stoke-on-Trent.

Accommodation Comprises:

Entrance hall with radiator and stairs to the first floor.

Entrance Hall

With staircase off, radiator.

Family Room/Office 12'2" x 7'6" (3.73 x 2.30)

Window to front, radiator and new carpet fitted.

Living Room 16'9" x 12'3" (5.11 x 3.75)



Feature bay window to the front aspect, radiator, double doors to the dining room and brick fireplace.



Dining Room 12'3" x 10'6" (3.75 x 3.22)



With patio doors to the rear gardens, radiator.

Kitchen 12'5" x 10'7" (3.81 x 3.23)



The spacious fitted kitchen offers a window to the rear aspect, a range of base cupboards and drawers with worktop over, matching wall mounted cupboards, integrated oven and hob with extractor fan above and stainless steel sink unit, integrated dishwasher, radiator and tiled floor.



Utility 9'1" x 7'3" (2.77 x 2.23)

A useful utility space with external door and window to the rear aspect, matching base and wall units, plumbing for washing machine, work surfaces with inset sink unit, pedestrian door to garage, tiled floor.

Downstairs wc

Housing low level wc, wash hand basin in vanity, radiator, tiled floor and frosted window to rear aspect.

Stairs To First Floor Landing

Window to front aspect, radiator, built in airing cupboard.

Master Bedroom 12'11" x 12'8" (3.96 x 3.87)

With newly carpet fitted, window to front aspect and radiator.

En-Suite 10'5" x 4'8" max (3.19 x 1.44 max)



With low level wc, wash hand basin set in a vanity unit, enclosed shower cubicle, frosted window to side aspect, tiled floor and radiator.

Bedroom Two 12'10" x 10'5" max (3.93 x 3.18 max)



New carpet yet to be fitted, window to rear aspect and radiator.

Bathroom 8'6" x 7'2" (2.61 x 2.20)

The white bathroom offers a low level wc, wash hand basin set in a vanity unit, 'P' shaped bath with glass shower screen, radiator tiled floor and frosted window to rear aspect.

Bedroom Three 11'8" x 7'5" (3.58 x 2.28)



With window to rear aspect and radiator.

Bedroom Four 12'11" x 7'5" (3.96 x 2.27)



With window to front aspect and radiator.

Externally



The Coach House is approached by a private drive, the property has extensive views to the front across Leek Cricket Club and views to the rear of Peak Park. Externally, the enclosed rear gardens are laid to lawn, with patio area, enclosed lawned gardens to the front, a block paved driveway for several cars and access to the integral garage.

Garage 19'4" x 9'2" (5.91 x 2.81)

Electric up and door, loft access, wall mounted Baxi gas boiler.

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.

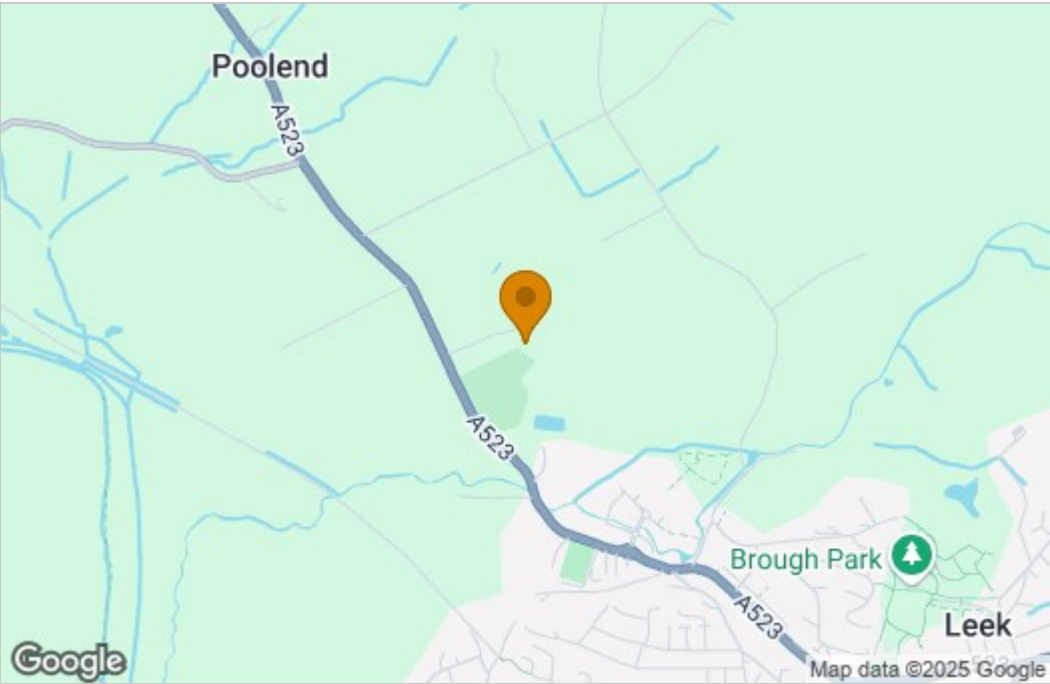
Please Note

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.

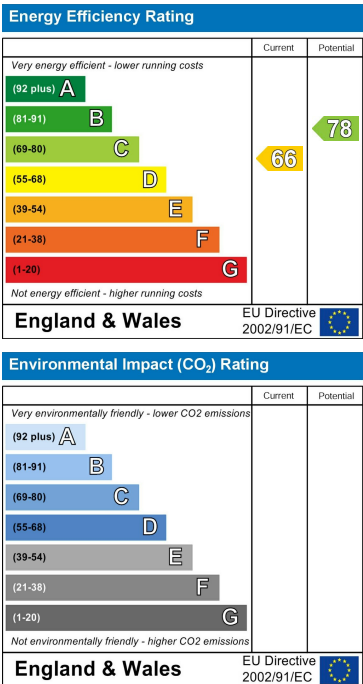
Floor Plan



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.