

Lovett & Co.
estate agents

Cleeton Street
Heath Hayes





Lovett&Co. Estate Agents are delighted to offer TO LET this superbly presented and spacious three bedroom semi-detached property.

The property is to be let unfurnished with a long term let preferred.

The property offers plenty of living space along with three good sized bedrooms, along with a generous rear garden and parking for three cars to the front.

Internally, the property briefly comprises: entrance hallway, open-plan lounge-diner, kitchen and separate utility, WC, garage, landing, modern bathroom and three bedrooms - two doubles and a good sized single.

Other benefits include: UPVC double glazing and gas central heating throughout.

RECEPTION HALL:

Carpeted flooring, ceiling light point, radiator, stairs to the first floor, doors to the lounge-diner and kitchen.

OPEN PLAN LOUNGE-DINER:

11' 3" x 25' 0" (3.43m x 7.63m)

Feature fireplace with electric fire, carpeted flooring, light points, radiators, bay window to the front and window to the rear.

KITCHEN:

7' 9" x 11' 8" (2.35m x 3.55m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker, light point, radiator, pantry store





cupboard, window to the rear and door to the utility.

UTILITY:

6' 7" x 12' 10" (2.00m x 3.90m)

Further range of units with work tops, cabinets, sink and drainer with mono tap, space for all white goods, doors to the garage, WC and garden.

WC:

Suite comprising: low level WC, light point, window to the rear.

GARAGE:

7' 5" x 16' 11" (2.27m x 5.15m)

Split opening front door, light and electric points, door to the utility.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and bathroom.

BEDROOM ONE:

11' 3" x 12' 2" (3.42m x 3.70m)

Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

10' 2" x 12' 4" (3.10m x 3.77m)

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

7' 9" x 8' 5" (2.35m x 2.56m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/c.





VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only