



9 St Mary's Way
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

9 St Mary's Way

Leek
Staffordshire
ST13 5PJ

- * A spacious three bedroom semi-detached property situated in a popular and well established residential area just on the outskirts of town.
- * The property offers good access to shops and schools and also benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Hall, W.c, Kitchen and Living Room. Landing Area, Master Bedroom with En-Suite, Two further Bedrooms and Family Bathroom.
- * Externally the property boasts a driveway providing off street parking leading to a large garage area with electric door, power and lighting.
- * A well maintained, low maintenance garden is situated to the rear of the property.
- * Available immediately.



Per Month £995 Per Month



3



2



1



Leek - 01538 383344



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General Information

Entrance Hall

Stairs off. Radiator. Storage cupboard. Access to garage.

W.c

W.c. Wash basin. Radiator.

Kitchen 12'2 x 10'1 (3.71m x 3.07m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit above. Integrated fridge, freezer and dishwasher. Radiator.

Living Room 17'2 x 14'3 (5.23m x 4.34m)

Radiator. Double doors to rear.

First Floor

Landing Area

Radiator. Loft access. Cupboard housing central heating boiler.

Master Bedroom 10'3 x 14'9 max (3.12m x 4.50m max)

Radiator.

En-Suite 7' x 5' (2.13m x 1.52m)

Shower cubicle. W.c. Wash basin with storage unit below. Radiator. Spotlights.

Bedroom 10'1 x 9'5 (3.07m x 2.87m)

Radiator.

Bedroom 11'1 x 6'8 (3.38m x 2.03m)

Radiator.

Bathroom 6'9 x 6'3 (2.06m x 1.91m)

Bath with feeder shower. W.c. Wash basin. Radiator. Sky light. Spotlights.

Outside

Externally the property boasts a driveway providing off street parking leading to a large garage area (26'6 x 17') with electric door, power and lighting. A well maintained, low maintenance garden is situated to the rear of the property.

Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.



Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References

References through HomeLet will be applied for by Bury & Hilton

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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