

# 44. Chorley Street

## Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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# 44. Chorley Street

Leek
Staffordshire
ST13 5EW

* A neat and tidy three bedroom mid terrace property situated on a popular residential street.
* The property offers family sized accommodation arranged over three floors and also benefits from double glazing and gas fired central heating.
* Conveniently located for the town centre and amenities and popular schools within walking distance.
* Accommodation briefly comprises: Lounge, Kitchen, Utility Room and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor. Attic Room / Bedroom Three is located on the top floor.
* Apply Leek office for further details





## Per Calendar Month £875 Per Calendar Month

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

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# General Information

**Accommodation**

**Kitchen 11'3" x 12'0" (3.45m x 3.66m)**
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob, electric oven and extractor unit above. Radiator. Stairs off.

**Utility room 7'6" x 6'0" (2.29m x 1.83)**
Wall mounted boiler. Plumbing point. Rear door.

**Lounge 10'11" x 12'0" (3.35 x 3.68)**
Laminate flooring. Radiator. Electric fire. Coving.

**Bathroom 5'4" x 6'9" (1.65 x 2.06)**
Bath with feeder shower. Wash basin. W.c. Radiator. Tiled floor.

**Landing area**
Stairs off.

**Bedroom 12'0" x 10'11" (3.68 x 3.35)**
Radiator

**Bedroom 11'5" x 7'3" (3.48 x 2.21)**
Radiator

**Bedroom 17'1" x 12'0" (5.23 x 3.66)**
Radiator. Window to front

**Outside**
Enclosed rear yard area and a additional garden area to the rear.

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

**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 a 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.

## 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.

## References

References through HomeLet will be applied for by The Agent.

## Viewing

Strictly by appointment only through the selling 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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