

28 Grosvenor Street

Staffordshire

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Staffordshire
ST13 5NA

* This immaculate two bedroom mid-terrace property has just undergone a course of refurbishment and improvement works.
* The property is situated in a highly convenient location for the town centre, shops and amenities and is also a short walk from the Pickwood recreation ground.
* Benefitting from double glazing and gas fired central heating.
* Accommodation briefly comprises: Living Room, Kitchen / Diner, Utility Room and Bathroom to the ground floor. Landing Area and Two double Bedrooms to the first floor.
* Low maintenance yard and garden area to the rear aspect.
* Available immediately.





PCM £850 PCM

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Staffordshire - 01538 383344

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General Information

Living Room 11' x 9'10 (3.35m x 3.00m)
Laminate flooring. Radiator. Meter cupboard.

Kitchen 11'1 x 11' (3.38m x 3.35m)
Wall and base units. Sink unit with drainer and mixer tap. Cooker. Extractor unit. Central heating boiler. Stairs off. Radiator. Laminate flooring. Spotlights.

Utility Room
Radiator. Rear door. Plumbing point. Laminate flooring. Storage cupboard.

Bathroom
Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Laminate flooring.

First Floor

Bedroom 11'1 x 11' (3.38m x 3.35m)
Radiator.

Bedroom 11' x 9'9 (3.35m x 2.97m)
Radiator.

Outside
Low maintenance yard and garden area to the rear aspect.

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
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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 a the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID (Rental)
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.

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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