

14 Boucher Road

Cheddleton

BURY & HILTON EST 1963
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14 Boucher Road

Cheddleton
Staffordshire
ST13 7JH

* This spacious three bedroom link-detached property is located in a sought after spot in the popular village of Cheddleton.
* The property has been upgraded and improved to an excellent standard by the current landlord and is considered an ideal family home.
* Accommodation briefly comprises: Kitchen and excellent sized Living Room / Dining Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
* Driveway to the front providing off street parking leading to car port and garage.
* Enclosed well maintained rear garden area.
* Available immediately.

Per Calendar Month £1,100 Per Calendar Month

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

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General Information

Kitchen
Extensive range of fitted wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Electric hob with extractor unit above and oven / grill below. Integrated fridge, freezer and dishwasher. Cupboard housing central heating boiler. Stairs off. Radiator.

Living Room / Dining Room
Electric fire. Radiator. Sliding doors to rear.

First Floor

Bedroom
Radiator.

Bedroom
Radiator.

Bedroom
Radiator.

Bathroom
Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled walls.

Outside
Driveway to the front providing off street parking leading to car port and garage. Enclosed well maintained rear garden area.

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
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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