



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



18 Bargate Street, Leek, ST13 8AP

£700 Per Calendar Month

Offered for rent is this good sized two bedroom mid-terraced property located on the edge of Leek's town centre. The property offers a good sized living room, kitchen and bathroom to the ground floor, with two bedrooms to the first floor. Externally, the property benefits from an enclosed rear patio garden area with storage shed.



Situation and Directions

Located on the edge of Leek town centre, this beautiful property is within walking distance to many local amenities such as schools, shops and public houses. Within easy commuting distance to Macclesfield, Buxton, Ashbourne and Stoke - on - Trent.

From our office on Derby Street, turn left onto Ball Haye Street and left at the traffic lights onto Stockwell Street. At the junction, bare left onto West Street and take the first left into Picton Street, follow this road to the extremity which then becomes Barngate Street. The property will be found after a short distance indicted by our 'To Let' board.

Accommodation Comprises:

A uPVC front entrance door leads into the living room.

Living Room 12'11" x 11'7" (3.95 x 3.55)

A good sized living room with window to the front aspect, wooden flooring, corner cupboard housing the meters, gas log burner style fire set in a fireplace, electrics for wall mounted TV and radiator.

Kitchen 10'0" x 8'11" (3.06 x 2.73)

The kitchen offers a tiled floor, part tiled walls, window to the rear aspect, a range of base cupboards and drawers with worktops over, integrated one and half bowl stainless steel sink with mixer tap, drinks cooler, integrated oven and hob with extractor fan above, integrated fridge and freezer and under stairs storage.

Bathroom 6'11" x 5'8" (2.11 x 1.74)

The bathroom has fully tiled walls and floor, low level lavatory, wash hand basin set in a vanity unit, heated towel rail, bath with tap shower attachment and window to the side aspect.

Stairs to First Floor Landing

With fitted carpet.

Bedroom One 10'11" x 10'5" (3.35 x 3.20)

With fitted carpet, window to the front aspect, integrated wardrobes, feature fireplace and radiator.

Bedroom Two 12'9" x 8'5" (3.9 x 2.59)

With fitted carpet, window to the rear aspect, radiator, integrated cupboard housing the Glow Warm wall mounted boiler.

Outside



Externally the property benefits from a flagged rear enclosed patio area with storage shed.



Services

We believe all mains services are connected.

Viewings

By prior arrangement through Graham Watkins & Co.

Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

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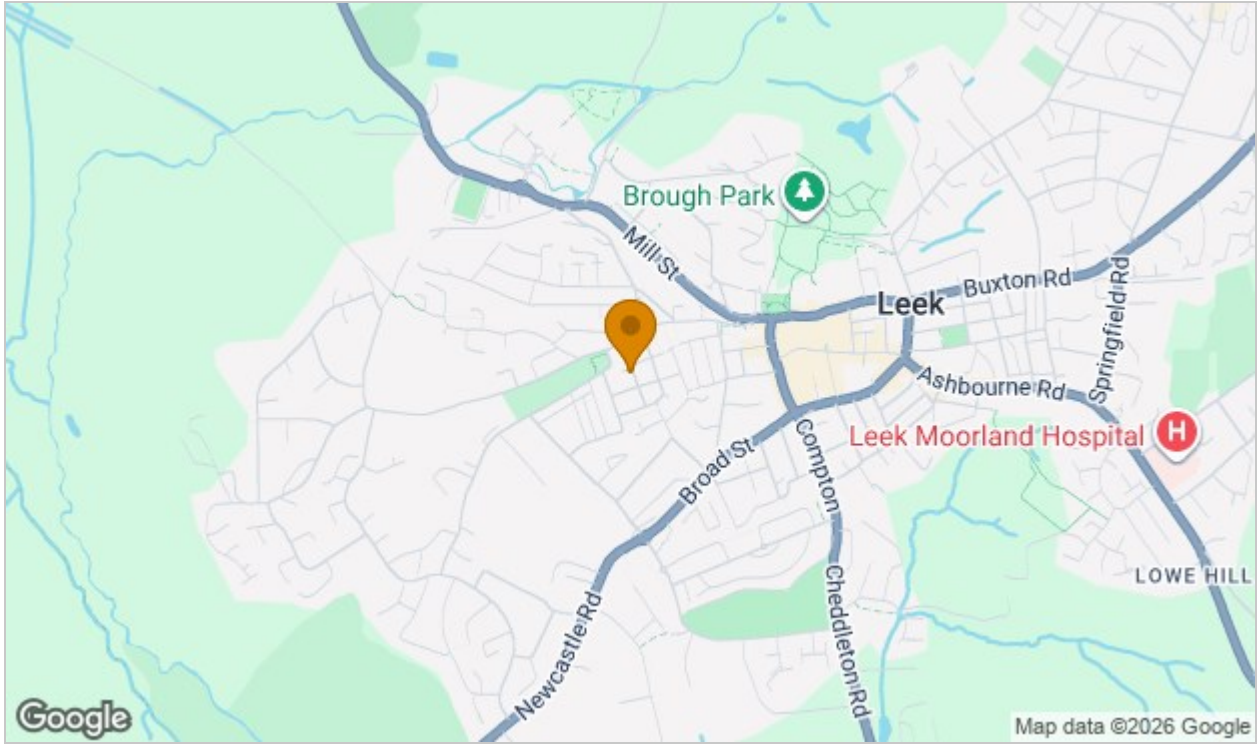
Measurements

All measurements given are approximate and are 'maximum' measurements.

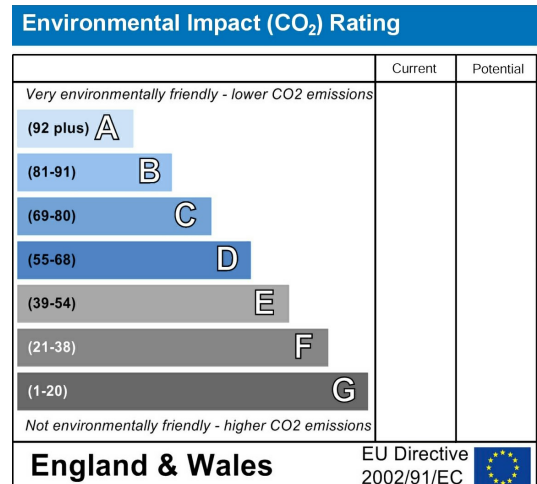
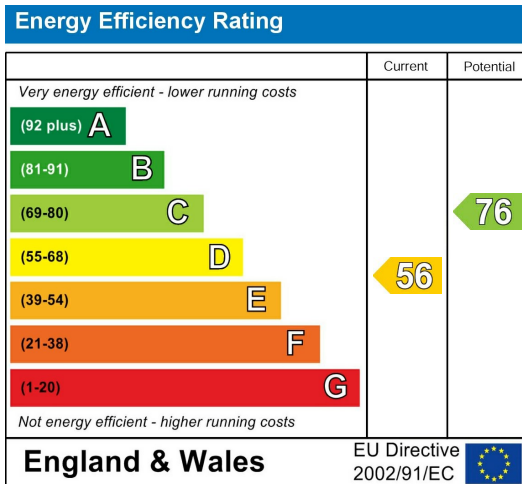
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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