Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers









27 Hencroft, Leek, ST13 8EY

£995 Per Month

Fully refurbished townhouse presents an exceptional opportunity for those seeking a modern and stylish home. The accommodation features two/three spacious double bedrooms, with the potential to utilise a third bedroom on the ground floor, complete with its own shower room, offering versatility for families or guests. The modern kitchen is equipped with high quality fixtures and fittings, with contemporary bathroom suite.

Outside, the property is complemented by well maintained lawned gardens at the front, providing a pleasant view and a welcoming entrance. The rear of the house features a patio area and raised gardens, ideal for enjoying the outdoors.

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Situation



The property is in an ideal spot for access to the busy market town of Leek, walking distance to all the Westwood Schools, supermarkets and great for commuting to the Staffordshire, Cheshire and Derbyshire borders.

Directions

From our Derby Street office continue onto Stockwell Street. Follow this road which then becomes Mill Street, taking the second turning on the right into Hamil Drive. Take the second turning right into Hencroft. Follow this road for a short distance where number 27 can be found on the left hand side identifiable by our For Sale board.

Covered Porch

Entrance Hall

Upvc external door with side panel to the front aspect, staircase off, double cloak cupboard, wall mounted panel radiator, cushioned floor.

Living Room 22'10" x 14'3" max (6.98 x 4.35 max)



Upvc double glazed window to front aspect, two wall mounted panel radiators, access to dining room and kitchen.



Kitchen 10'0" x 9'9" (3.07 x 2.98)



Excellent range of newly fitted kitchen units comprising base cupboards and drawers with built in Lamona electric oven, plumbing for washing machine, work surfaces incorporating sink unit, four ring Lamona halogen hob with extractor fan. Matching wall cupboards, wall mounted panel radiator, Upvc double glazed window and door to rear aspect, cushioned floor. Built in understairs store with cushioned floor.



Bedroom/Dining Room 14'8" x 11'6" max (4.49 x 3.53 max)



Upvc double glazed window and door to side aspect, wall mounted panel radiator, cushioned floor, loft access.



Utility/Wet Room 7'5" x 5'11" max (2.28 x 1.81 max)



Housing low level wc, corner wash basin in vanity unit, wall mounted towel rail, Upvc double glazed frosted window to rear aspect, cushioned floor. NOTE: plumbing inn situ for shower fitment and washing machine.

First Floor Landing

Built in Airing Cupboard housing newly fitted Vaillant gas boiler and radiator. Loft access.

Bedroom One 14'3" x 10'4" (4.35 x 3.15)



Upvc double glazed window to front aspect, wall mounted panel radiator, built in double wardrobe.

Bedroom Two 12'5" x 9'1" (3.79 x 2.79)



Upvc double glazed window to rear aspect, wall mounted panel radiator, built in double wardrobe.

Bathroom 6'11" x 5'6" (2.12 x 1.68)



Newly fitted white suite comprising panelled bath with mixer shower fitment over, low level wc, wash hand basin in vanity, wall mounted towel rail, Upvc double glazed frosted window to rear aspect, part tiled walls, cushioned floor.

Outside



To the front of the property is a lawned garden with access to the rear elevation.

Rear Gardens

With gated access to the side, raised gardens and patio area. Brick built garden shed. Fenced boundaries.

Note

There is disabled access to the rear elevation incorporating wide doors leading to the ground floor bedroom and potential wet room, easily adaptable for disabled living.

Local Authority

The local authority is Staffordshire Moorlands District Council

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Measurments

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.

Services

We understand that all mains services are connected

Tax Band

We believe the property is in band B

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.

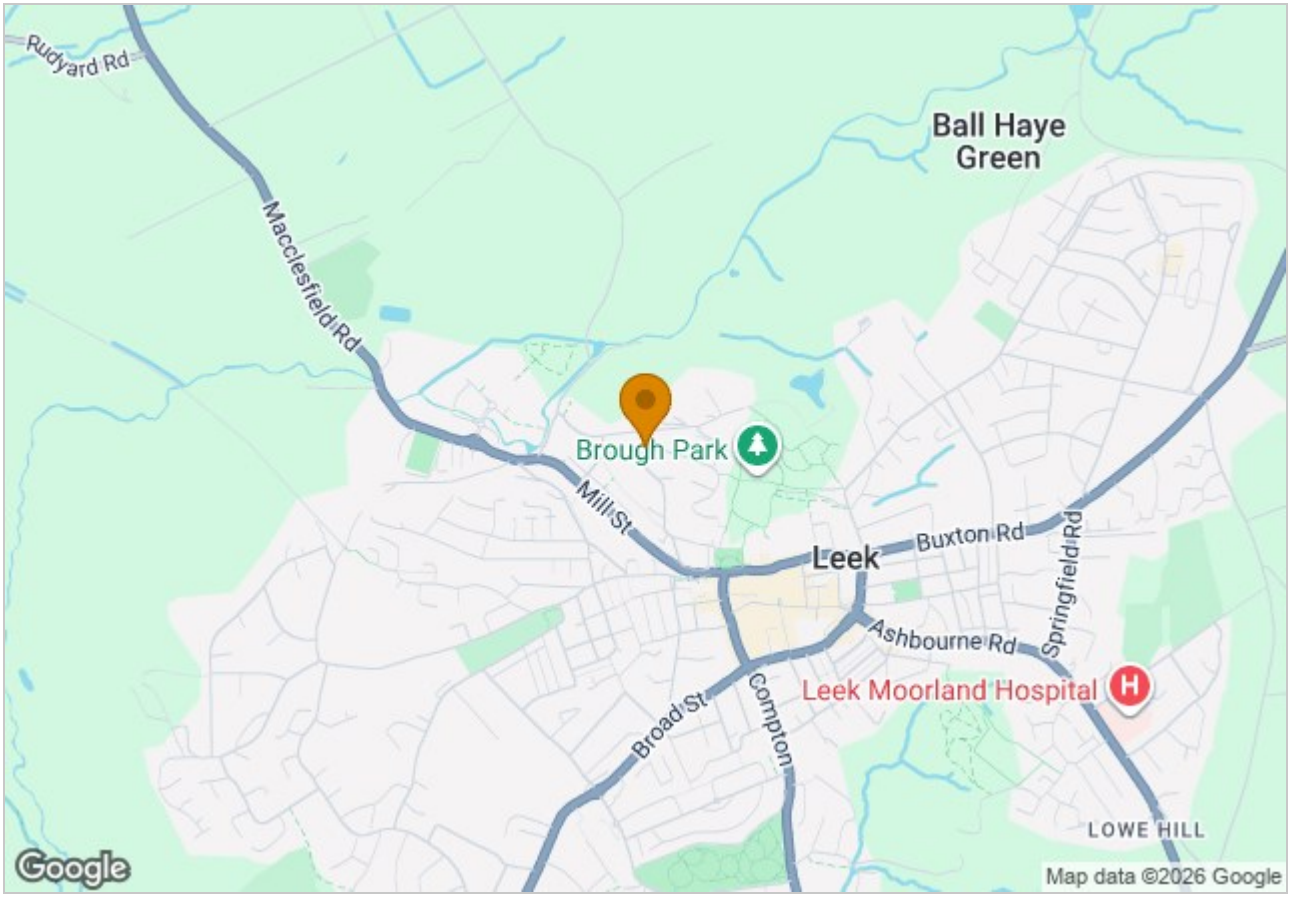
Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

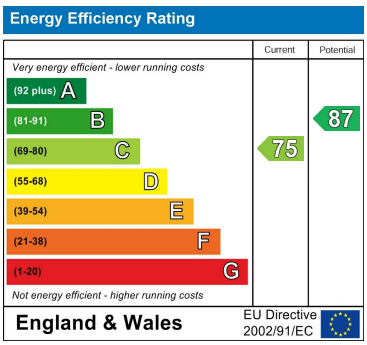
Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

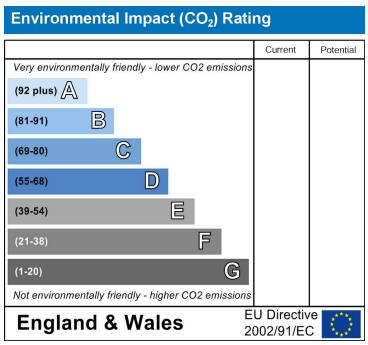
Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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