



39 Shirburn Road  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 39 Shirburn Road

Leek  
Staffordshire  
ST13 6LD

- \* A three bedroom mid-terrace property offering spacious accommodation arranged over three floors.
- \* The property is situated on a popular residential street and is conveniently located for the town centre and other amenities.
- \* The property briefly comprises: Entrance Hall, Lounge, Living Room and Kitchen to the ground floor. Landing Area and Two Bedrooms to the first floor. Landing Area, Spacious Bathroom and a third Bedroom are located on the top floor.
- \* Yard / garden area to the rear aspect with outside store.
- \* An ideal family home.
- \* Available immediately.
- \* Apply Leek Office to view.



£850



3



1



2



E



Staffordshire - 01538 383344



leek@buryandhilton.co.uk





## General Information

### Entrance Hall

Tiled floor. Radiator. Stairs off.

### Living Room 15'3 x 8'10 (4.65m x 2.69m)

Wood flooring. Coving. Radiator. Bay window. Fire place.

### Sitting Room 13'8 x 12'4 (4.17m x 3.76m)

Tiled floor. Radiator. Storage cupboard. Coving.

### Kitchen 9'9 x 7'1 (2.97m x 2.16m)

Wall and base units. Stainless steel sink unit with drainer. Cooker point. Plumbing point. Side door. Radiator. Tiled floor.

### First Floor

#### Landing Area

Radiator. Stairs off.

#### Bedroom 12'3 x 15'10 (3.73m x 4.83m)

Radiator. Wood flooring. Understairs storage cupboard. Bay window. Fitted wardrobes. Coving.

#### Bedroom 12'3 x 10'10 (3.73m x 3.30m)

Radiator. Fitted wardrobes. Coving.

### Second Floor

#### Landing Area

Loft access with ladders.

#### Bedroom 12'2 x 11'11 (3.71m x 3.63m)

Radiator. Fitted wardrobes.

#### Bathroom 11' x 8'3 (3.35m x 2.51m)

Shower cubicle. W.c. Wash basin with storage unit below. Bath with feeder shower. Tiled floor. Heated towel rail. Sky light. Airing cupboard.

### Outside

Yard / garden area to the rear aspect with outside store.

### 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**

#### 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.

### **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 at 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.

### **References**

References through HomeLet will be applied for by Bury & Hilton

### **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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