



3 Cromwell Terrace

Leek



**BURY &
HILTON**
EST 1963

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3 Cromwell Terrace

Leek
Staffordshire
ST13 5JS

- * This spacious two bedroom mid-terrace property is located in a highly convenient town centre position with amenities all within walking distance.
- * The well presented accommodation is arranged over three floors and benefits from double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Hall, Dining Room, Living Room, Kitchen, Bathroom and W.c to the ground floor. Landing Area and Two double Bedrooms to the first floor. The Attic Room is located on the top floor and accessed from the back Bedroom.
- * Forecourted garden area and rear yard area providing additional outside space.
- * Available immediately.



Per Calendar Month £800 Per Calendar Month



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off.

Dining Room 13'1 x 10'2 (3.99m x 3.10m)

Radiator. Bay window.

Living Room 13'11 x 11'1 (4.24m x 3.38m)

Radiator. Understairs storage.

Kitchen 6'9 x 6'11 (2.06m x 2.11m)

Bathroom 6'11 x 5'4 (2.11m x 1.63m)

W.c.

Wc

First Floor

Landing Area

Access to:

Bedroom 13'11 x 10'5 (4.24m x 3.18m)

Radiator.

Bedroom 14' x 11'3 (4.27m x 3.43m)

Radiator. Stairs off.

Attic Room 12'8 x 12'6 (3.86m x 3.81m)

Sky light. Eaves storage. Radiator.

Outside

Forecourted and rear yard 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

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 The Agent.

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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