

Brooklyn Field

Uttoxeter

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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Brooklyn Field

Uttoxeter
Staffordshire
ST14 8SG

* This delightfully situated three bedroom detached property occupies a pleasant sized plot with open fields to the rear aspect.
* Located in a superb rural position at Field the property good access to the popular market town of Cheadle and the A50.
* The property benefits from double glazing and Oil central heating.
* Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen / Diner, Rear Hall and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
* Driveway to the front providing ample off street parking leading to a integral single garage.
* Lawned gardens both front and rear aspects.
* Available immediately.





PCM £1,250 PCM

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Staffordshire - 01538 383344

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General Information

Entrance Hall
Radiator. Stairs off. Laminate flooring.

Living Room 10'11 x 16'1 into bay (3.33m x 4.90m into bay)
Open fire. Laminate flooring. Radiator. Bay window.

Kitchen / Diner 18'4 x 9'6 (5.59m x 2.90m)
Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Integrated dishwasher. Electric hob and oven with extractor unit above. Double doors to rear garden. Radiator.

Rear Hall
Rear door. Radiator. Access to garage.

W.c
W.c. Wash basin. Radiator. Plumbing point.

First Floor

Landing Area
Loft access.

Bedroom 11'5 x 11'1 (3.48m x 3.38m)
Radiator.

Bedroom 11'8 x 10'8 (3.56m x 3.25m)
Radiator.

Bedroom 6'6 x 6'8 (1.98m x 2.03m)
Radiator.

Bathroom
Bath with shower over. W.c. Wash basin. Radiator.

Outside
Driveway to the front providing ample off street parking leading to a integral single garage. Lawned gardens both front and rear aspects.

Agents Notes
Please note the water rates are paid directly to the landlord.

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 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.

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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