



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



105 Prince Street, Leek, ST13 6DA

£800 Per Calendar Month

A well presented two bedroom detached bungalow on the edge of Leek's town centre and within close proximity to many local amenities. The property benefits from spacious internal accommodation as well as off road parking, garage, patio and lawn area.



Situation and Directions

Located in a popular residential area and only a short walk from Leek's town centre, and many local amenities such as schools, shops, churches, public transport and public houses. Excellent for commuting to Macclesfield, Buxton, Ashbourne and Stoke-on-Trent.

From our Leek office take the A523 Ball Haye Street to the traffic lights and turn right onto Buxton Road A523, after approximately 0.3 miles take the third left turn on to Prince Street and the property will be found on the right hand side, indicated by our 'To Let' board.

Accommodation Comprises

A wood and glazed entrance door leading into: -

Porch 4'11" x 4'8" (1.502 x 1.431)

With fully fitted carpet, radiator and ceiling light point.

Cloakroom 5'9" x 2'11" (1.760 x 0.888)

With fully fitted carpet, coat hooks, ceiling light point and airing cupboard with shelving.

Sitting Room 19'9" x 11'10" (6.030 x 3.615)



A spacious room with fully fitted carpet, large UPVC double glazed window to the front aspect, feature stone wall, radiator, heating control, electrical points, aerial point, two ceiling light points, smoke detector and there is open plan layout to dining room.



Dining Room 12'10" x 10'4" (3.917 x 3.160)



With fully fitted carpet, two UPVC double glazed windows to the side aspect, UPVC double glazed patio doors to the side aspect, electrical points and ceiling light point.

Kitchen 14'1" x 9'11" (4.298 x 3.034)



A good sized kitchen with UPVC double glazed windows to both front and rear aspects, a range of base units and drawers with worktop over, tiled splash-backs, built in electric double oven, inset gas hob with extractor hood over, inset stainless steel sink and drainer unit with mixer tap, matching wall mounted units, space for a tall fridge freezer, radiator, and inset ceiling spotlights. Useful store cupboard housing the Glow Worm combination boiler and shelving.

Utility 6'0" x 6'0" (1.840 x 1.822)



With UPVC window with obscured glazing to the rear aspect, UPVC double glazed door to the rear, plumbing for an automatic washing machine, radiator, electrical points, inset ceiling spotlights, and W.C. and Garage off.

Separate W.C.

With low flush lavatory, UPVC window with obscured glazing to rear aspect and inset ceiling spotlight.

Inner Hallway

With fully fitted carpet, inset ceiling spotlight and smoke detector.

Bathroom



The bathroom has a window to the side aspect with obscured glazing, part tiled walls, a bath, separate shower cubicle, pedestal wash hand basin, low level lavatory, radiator and inset ceiling spotlights.

Bedroom One 12'11" x 9'11" (3.927 x 3.021)



With fully fitted carpet, UPVC double glazed window to the rear aspect, fitted wardrobe, radiator, electrical points and ceiling light point.



Bedroom Two 12'11" x 10'11" (3.948 x 3.329)



With fully fitted carpet, UPVC double glazed window to the side aspect, fitted wardrobe, radiator, electrical points, aerial point and ceiling light point.

Garage 18'0" x 10'0" (5.480 x 3.045)



With 'up and over' door, concrete floor, UPVC double glazed window to the side aspect, gas and electricity smart meters, shelving, electrical points, two ceiling strip lights, sliding pedestrian door into the bungalow.

Outside



Externally there is a paved driveway which provides off road parking along with a central flower bed. There is a flagged patio area to the side aspect with gated access. To the rear of the property there is a flagged path and a lawn area with a patio at the top.





part of your application. This must show your current address and be in your name.

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.

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.

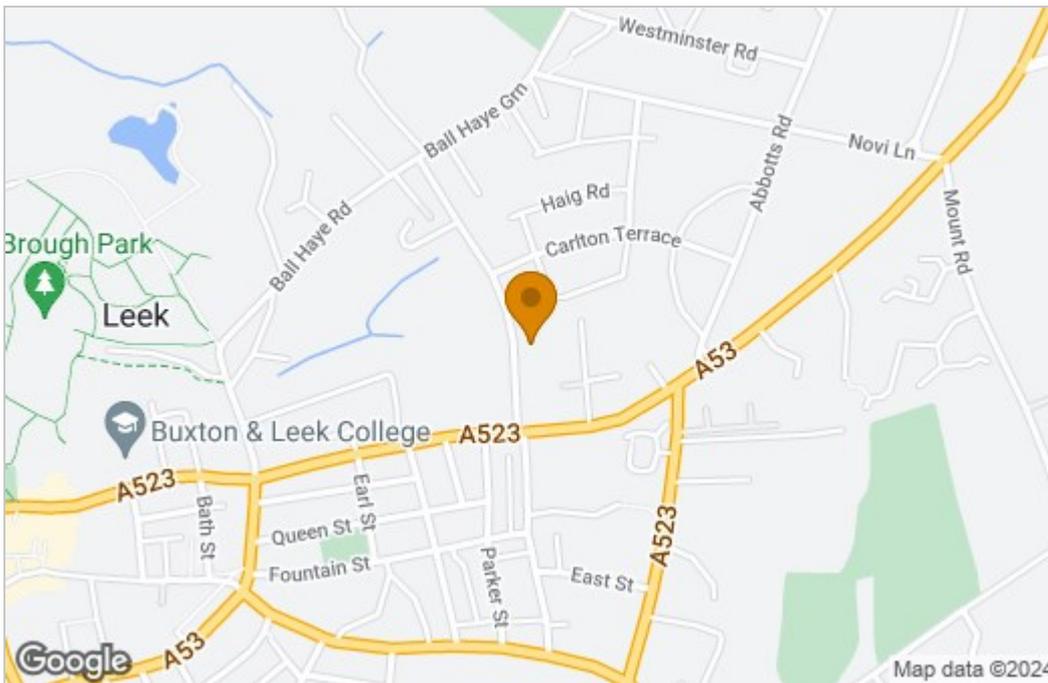
Identification

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

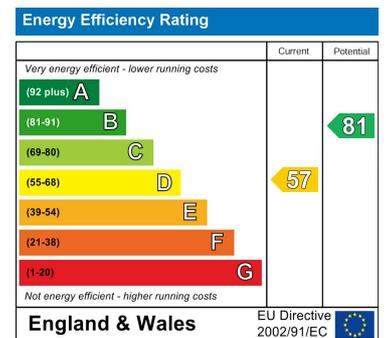
Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as

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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