



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**40 Alsop Street, Leek, ST13 5NZ**

**£625 Per Calendar Month**

A deceptively spacious and well presented two bedroom terraced property located on the edge of Leek's town centre. Benefitting from a sizeable living accommodation and private rear yard. Within close proximity to many local amenities and commuter links.





### Situation

A good sized property situated on the edge of Leek Town Centre. Within close proximity to many local amenities such as schools, shops and public houses. Within easy access to commuter links to Stoke - on - Trent, Ashbourne, Derby, Buxton and Macclesfield.

### Directions

From our Leek office take the A53 Stoke road and proceed straight on at the traffic lights, taking the second turning on the left onto Alsop Street. The property is towards the top of the road on the right hand side, identified by our To Let board.

### Accommodation Comprises

A wooden front entrance door leading into:

#### Lounge / Dining Room 21'3" x 10'9" (6.468 x 3.271)



Lounge 3.497 x 3.271 and Dining Area 2.816 x 3.231

A spacious Lounge with fitted carpet, sash window to the front aspect, a gas fire set on a tiled hearth, radiator, corner cupboard housing the gas and electricity meters and fuse box, storage cupboard, electrical points and ceiling light point. Open plan to the dining are with fitted carpet, window to the rear aspect, storage cupboard, radiator, electrical points, BT phone point, wall light, ceiling light point and smoke detector. Stairs lead off to the first floor.

#### Kitchen 14'7" x 5'4" (4.439 x 1.622)



The kitchen benefits from a fully tiled floor with door and window to the side aspect, part panelled walls. The suite comprises a range of base units with work surfaces over and tiled splash-backs, inset stainless steel sink and drainer unit with mixer tap, plumbing for an automatic washing machine, space

for a tumble dryer, built in electric over with electric hob and extractor fan above, space for a fridge freezer, matching wall cupboard, electrical points and ceiling spotlights.

### Stairs to First Floor Landing

With fully fitted carpet, and ceiling light point.

#### Bedroom One 14'8" x 11'6" (4.475 x 3.503)



With fully fitted carpet, two windows to the front aspect, a feature cast iron fireplace, radiator, electrical points and ceiling light point. Airing cupboard housing shelving, water cylinder and thermostat.

#### Bedroom Two 9'3" x 8'3" (2.828 x 2.512)



With fully fitted carpet, window to the rear aspect, corner cupboard housing the boiler, radiator, electrical points and ceiling light point.

### Shower Room

Having a vinyl floor, obscured window to the rear aspect, part panelled walls, radiator and ceiling light point. The suite comprises an enclosed shower cubicle which has fully tiled walls and mains fed shower, wash hand basin set in a vanity unit, and low level lavatory.

### Outside

To the rear of the property there is a private enclosed flagged yard with wheelie bin storage area beyond a gate.

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

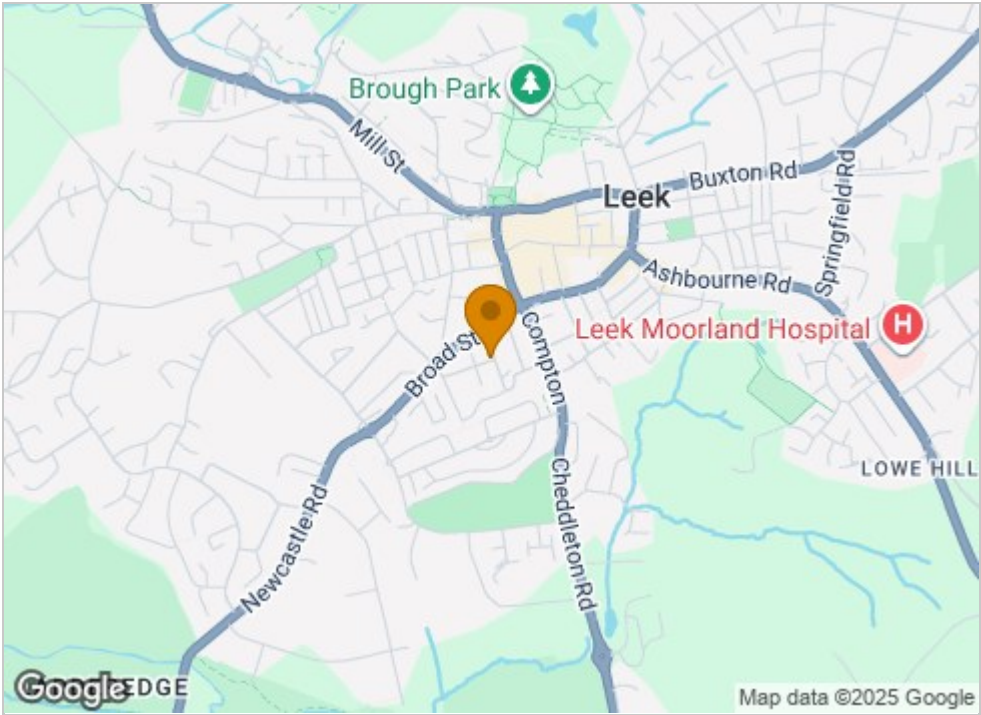
Measurements

All measurements given are approximate and are 'maximum' measurements.

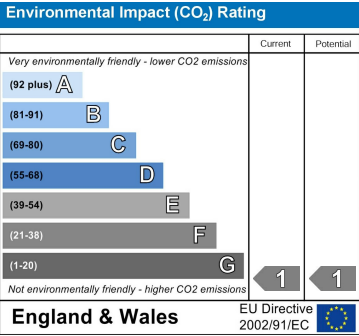
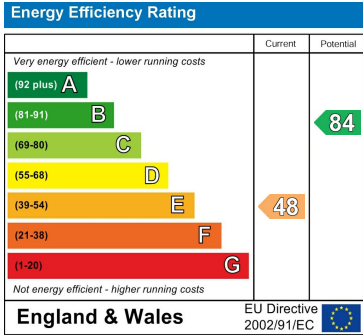
Please Note

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.

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.