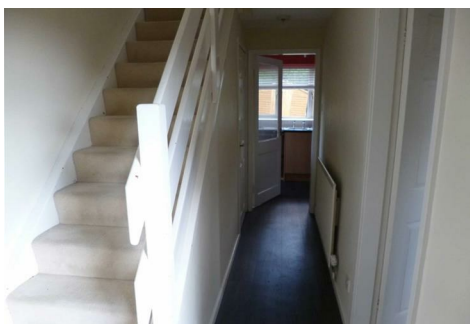




# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**North Vane Coottage, Heaton, Rushton Spencer, SK11 0SJ**

**£770 Per Calendar Month**

This property is a two bedroomed stone built cottage, being the end cottage in a row of four set in the popular village of Heaton. With a large private enclosed garden to the side and rear of the property, open views to the rear. Off road parking for two vehicles. Heated by bottled gas for convenience.



### Situation

This pretty stone cottage is situated in a rural location within easy travelling distance of the market towns of Leek and within easy reach of Macclesfield.

### Directions

From Leek take the A523 towards Macclesfield, after approximately 3 miles turning right signposted Meerbrook/Heaton. Take the first turning right off this road signposted Heaton. Proceed along this road for a short distance and turn left signposted Heaton. Follow this road going straight on at the crossroads. On the approach to the centre of the village of Heaton the property can be found on your right hand side; access is via an enclosed yard; with Weathercock Cottage being left of the entrance to this yard. Drive in and park - the property is the left hand cottage of the row facing you.

### Accommodation Comprises

#### Front Entrance Door

A UPVC hardwood effect entrance door leads into : -

#### Hallway



With a wood laminate floor; radiator; electrical points; electricity fuse box and ceiling light; a store cupboard off has shelving and power point. Access to the Living Room; Kitchen and stairs to the First Floor off.

### Living Room/Dining Area 18'4" x 15'0" (5.597 x 4.584)



Featuring a log burner set in a stone fireplace with stone hearth and marble mantelpiece; and benefitting from UPVC double glazed windows to both the front and rear aspects providing good natural light; fully fitted carpet; radiator; electrical points; BT telephone point and ceiling light point. A service hatch from the kitchen allows use of part of this room for dining.





Kitchen 11'10" x 6'10" (3.603 x 2.077)



With a UPVC double glazed window to the rear aspects looking into the large garden; the kitchen suite provides a range of base units and drawers with Formica worktops over; with inset stainless steel sink and drainer unit; space for a fridge; plumbing for an automatic washing machine; built in "Lamona" electric cooker and hob; a matching wall cupboard; radiator; electrical points; wall mounted "Alpha CD18R" boiler; a serving hatch through to the Lounge.



### First Floor

Carpeted stairs and a banister rail provide access to the first floor : -

### Landing

Fully carpeted with ceiling light; smoke alarm; a UPVC double glazed window to the side aspect gives natural light; heating control and access to the airing cupboard housing the water cylinder.

Bedroom One 15'8" x 8'9" (4.766 x 2.672)



With fitted carpets; fitted wardrobe providing good storage; an additional fitted cupboard; a UPVC double glazed window to the front aspect; radiator; ceiling light; electrical points and BT phone point.

Bedroom Two 9'10" x 11'1" (2.998 x 3.369)



With fitted carpets; fitted wardrobes; a UPVC double glazed window to the rear aspect; ceiling light and electrical points.

## Bathroom



With vinyl flooring and a UPVC double glazed window; the suite comprises a bath pan with mains fed shower over; pedestal wash hand basin; low level W.C. And double radiator.

## Outside



The back door from the kitchen leads to a flagged patio area with large lawn; allowing picturesque views over surrounding open fields.

A tarmac yard to the front provides parking for two cars.

## Services

We believe all mains services are connected. Gas is by bottled supply for convenience and easy budgeting.

## Viewings

By prior arrangement through the Agent.

## Deposit

Is typically equal to five weeks' rent but may vary. This will be held 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.

## 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.

## Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

## Websites

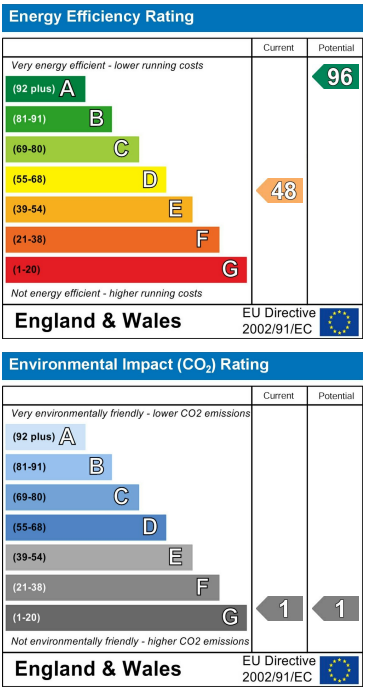
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk)

Floor Plan

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.