



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Heaton, Nr Macclesfield, SK11 0SJ

£1,250 Per Calendar Month

Rock Cottage is a stone barn conversion which provides spacious three bedroom accommodation, and is located in the popular village of Heaton. With LPG central heating throughout, under floor heating to the ground floor, outside space, shared driveway and countryside views.

Situation

Rock Cottage is situated in the centre of the rural village of Heaton, within easy travelling distance to local towns and many amenities.

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. Rock Cottage is the second property after the crossroads. On the approach to the centre of the village of Heaton the property can be found on your right hand side; identified by our To Let board.

Accommodation Comprises:

Front Entrance Door

A uPVC and double glazed entrance door leading into:

Hallway 11'10" x 6'8" (3.595 x 2.030)

With fully fitted carpet, under floor heating, electrical points, coat hooks, cupboard housing LPG fittings, ceiling light point and smoke detector.

Lounge 17'10" x 15'7" (5.434 x 4.742)



With fully fitted carpet, under floor heating, two windows to the front aspect, feature stone fireplace and hearth, electrical points; aerial point and ceiling light point.

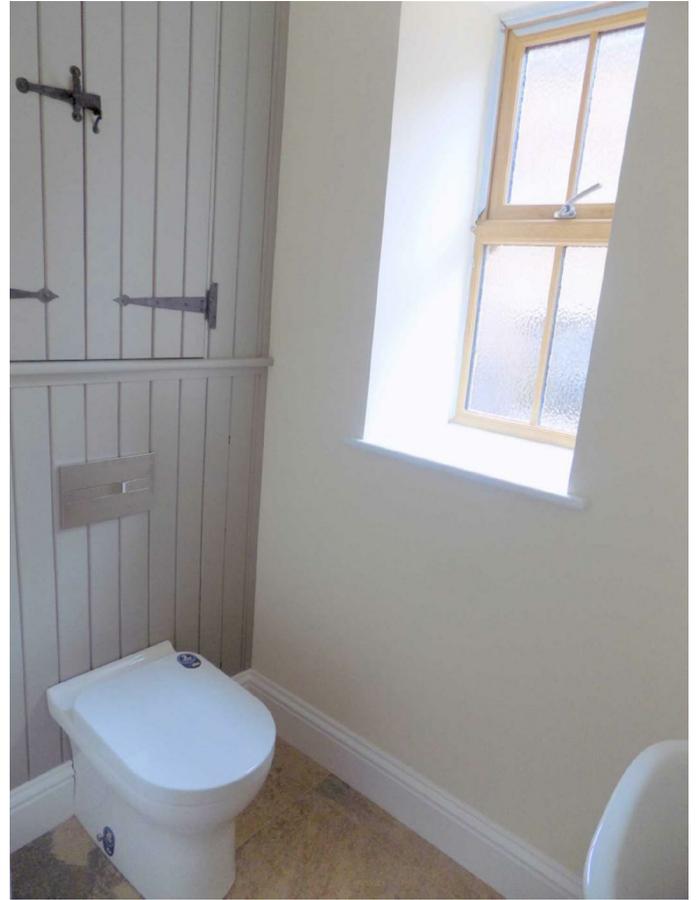
Kitchen 14'5" x 10'4" (4.384 x 3.149)



The kitchen benefits from a fully tiled floor, under

floor heating, windows to both front and side aspects, a range of base units with granite work surfaces, inset Belfast sink, plumbing for a dishwasher, plumbing for a washing machine, integrated electric cooker, matching wall units, electrical points and inset ceiling spotlights.

Separate W.C.



With fully tiled flooring, under floor heating, frosted window to the side aspect, low level lavatory, wall hung boiler and ceiling light point.

First Floor Landing

With fully carpeted stairs, window to the side aspect, radiator, smoke detector and ceiling light point.

Giving access to:

Bedroom One 15'10" x 10'5" (4.826 x 3.170)



Having fully fitted carpet, windows to both front and side aspects providing countryside views, feature fireplace, radiator, electrical points and ceiling light point.

Bathroom



A family bathroom with fully tiled flooring, window to the side aspect, the suite comprises a bath with shower over and glass shower screen, low level lavatory, pedestal wash hand basin, heated towel rail, and inset ceiling spotlights.

Bedroom Two 15'7" x 12'3" (4.759 x 3.732)



With fully fitted carpet, two windows to the front aspect providing countryside views, feature cast iron fireplace, radiator, electrical points and ceiling light point.

Bedroom Three 11'4" x 6'0" (3.459 x 1.831)



With fully fitted carpet, window to the side aspect, radiator; electrical points and ceiling light point.

Outside



A stone driveway with lawned gardens to the front with flower bed borders, will be maintained as part of the garden service charge.

Outbuilding 15'5" x 11'6" (4.688 x 3.504)

A stone outbuilding with concrete floor and side window, having water, electricity and plumbing for an automatic washing machine.

Service Charges

The property will be subject to a ground maintenance and gardening service charge of £25 per month.

Services

We believe all mains services are connected; and is on LPG gas fired central heating.

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

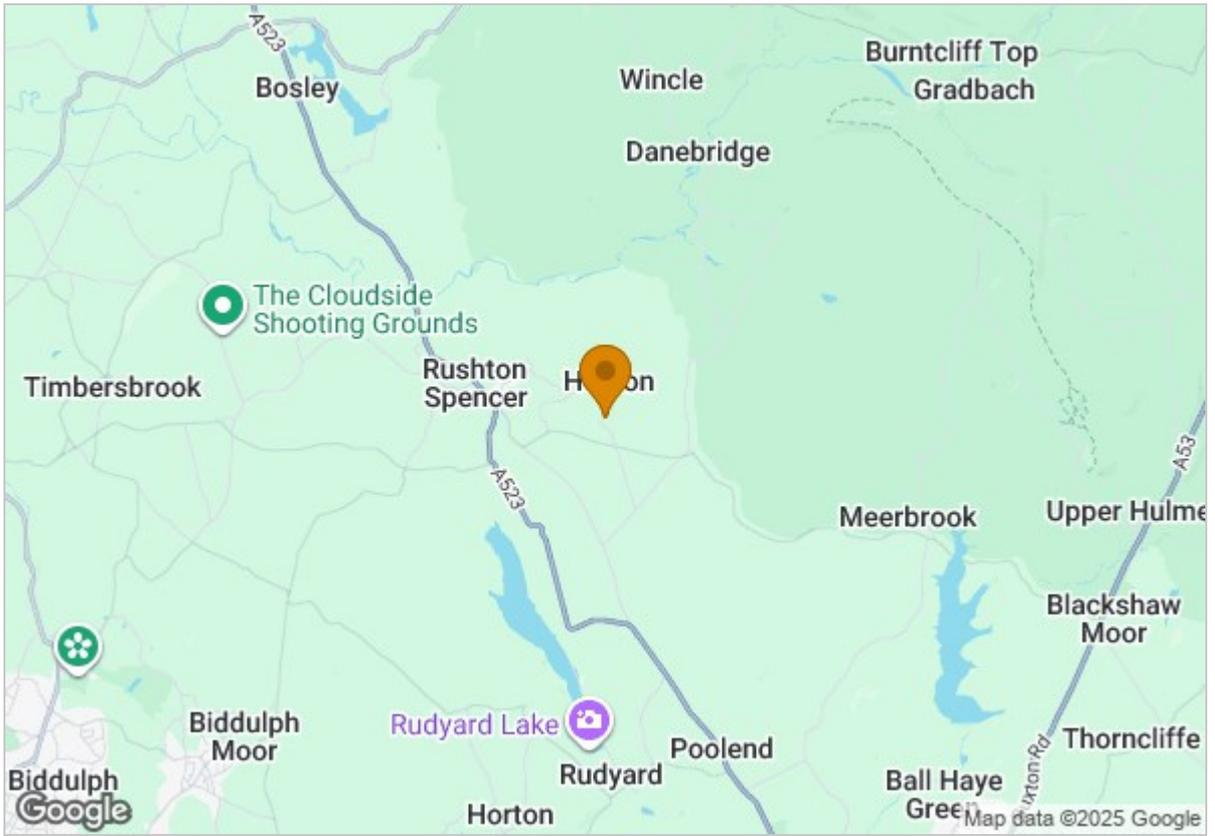
[Measurements](#)

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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>