



Graham Watkins & Co

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8 Britannia Street, Leek, ST13 8EL



**A good sized newly refurbished two bedroom end-terrace property, located on the edge of Leek town centre. Benefitting from uPVC double glazing throughout, newly fitted flooring and carpets, along with a modern fitted kitchen and bathroom. Having an enclosed rear yard area with gated pedestrian access and a spacious cellar.
Pets Considered.**

**£475 Per Calendar Month
(Subject To Contract)**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Situated on the edge of Leek town centre, this property is ideally located for many local amenities such as schools, shops and public houses. Within commuting distance to Buxton, Ashbourne, Macclesfield and Stoke - on - Trent.

Directions

From our office on Derby Street, turn left onto Ball Haye Street and then turn left at the junction onto Stockwell Street. At the fork in the road, bare left onto West Street and take the first left before the Co-Op corner shop onto Salisbury Street. Take the first right onto Britannia Street and the property will be indicated by our To Let board.

Accommodation Comprises:

A uPVC front entrance door leads into:

Sitting Room 4.01 x 3.38 (13'2" x 11'1")

A spacious room with newly fitted wood effect laminate flooring, uPVC double glazed window to the front aspect, uPVC obscured double glazed window to the side aspect, BT phone point, double radiator, electrical points, corner cupboard housing the fuse box and pre-pay gas and electric meters, smoke detector and ceiling light point.



Kitchen 3.16 x 2.96 (10'4" x 9'9")

The modern kitchen consists of a range of base cupboards and drawers with worktops over, inset stainless steel sink and drainer unit with mixer tap, uPVC double glazed window to the rear aspect, space for an electric cooker, plumbing for an automatic washing machine, double radiator, tile effect vinyl flooring, stairs to the first floor, access to the cellar and ceiling light point.





Stairs to First Floor

With newly fitted neutral carpet, uPVC obscured double glazed window to the side aspect, electrical point, smoke detector and ceiling light point.

Master Bedroom 4.01 x 3.40 (13'2" x 11'2")

Having newly fitted neutral carpet, uPVC double glazed window to the front aspect, double radiator, electrical points and ceiling light point.



Bedroom Two 3.16 x 2.95 (10'4" x 9'8")

Having newly fitted neutral carpet, uPVC double glazed window to the rear aspect, airing cupboard housing a wall mounted Alpha combination boiler, double radiator, electrical points and ceiling light point.



Cellar 3.88 x 2.87 (12'9" x 9'5")

With electrical points, lighting, shelving and former coal store.

Rear Hallway

With continued tile effect vinyl flooring, uPVC obscured double glazed window to the side aspect, wall mounted heating thermostat and uPVC rear entrance door with glazed pane.

Providing access to the bathroom.

Bathroom 2.17 x 2.04 (7'1" x 6'8")

The white suite comprises a low level lavatory, wash hand basin set in a vanity unit, panel bath with tap shower fitment, part tiled walls, tile effect vinyl flooring, ceiling light point, heated towel rail, and three uPVC obscured double glazed windows to both sides and the rear aspects.





Outside

To the rear of the property there is an enclosed flagged yard area with gated access to the rear.

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.

