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**Estate Agents . Valuers . Auctioneers . Chartered Surveyors**  
**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**  
**Part of the Bagshaws Partnership**



## **1 Poolfields Court, Brown Edge, ST6 8XR**

- \* An opportunity to rent a two bedroom semi-detached property situated in the popular area of Brown Edge.**
- \* The property offers tidy accommodation that benefits from double glazing and gas fired central heating.**
  - \* Entrance Hall, Lounge and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.**
  - \* Off road parking to the rear.**
  - \* Front and rear gardens.**
  - \* No smokers / STRICTLY NO PETS.**
  - \* Available immediately.**

**Price: £550 Per Calendar Month**

Subject to contract

## ACCOMMODATION

### Entrance hall

Stairs off. Radiator.

### Lounge 15'10 x 11'9 (4.83m x 3.58m)

Radiator. Laminate flooring.



### Landing area

Loft access.

### Bedroom 8'9 x 11'9 (2.67m x 3.58m)

Radiator.



### Bedroom 11'9 x 9'8 (3.58m x 2.95m)

Radiator. Laminate flooring.

### Kitchen 11'9 x 9'7 (3.58m x 2.92m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Plumbing point. Rear door. Radiator. Understairs storage.



### Bathroom 5'5 x 6'10 (1.65m x 2.08m)

Bath with feeder shower. W.c. Wash basin. Radiator.

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6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from our Head Office, 6 Market Street, Leek, Staffordshire. ST13 6HZ.



## Council tax

The tenant will be required to pay the council tax to the local authority. We understand the property is currently within Council Tax Band B.

## Outside

Front and rear gardens. Off road parking at the rear



## Viewing

By prior appointment through the Agents.

## Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

## References

References through HomeLet will be applied for by The Agent.

## Proof of ID

In order to comply with Right to Rent Regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.



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