

6 Market Street,
Leek, Staffordshire.
ST13 6HZ
Tel: 01538 383344



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Tel: 01298 27524

Estate Agents . Valuers . Auctioneers . Chartered Surveyors
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

To Let



62 Shoobridge Street, Leek, ST13 5JZ

- * Two bed mid terraced property
- * Entrance hall, sitting room/snug, additional reception room, kitchen, two first floor bedrooms and bathroom.
- * Majority bespoke hardwood double glazed sash windows and full gas-fired central heating system with thermostatically controlled radiators.
- * Outside there is a private yard and South-West facing walled garden.
- * Well placed for access to all the amenities and schools.
- * NO SMOKERS.NO PETS (with the exception of assistance dogs)
- * TWELVE MONTH TENANCY AGREEMENT

£500 Per Calendar Month

ACCOMMODATION

SITTING ROOM / SNUG 11'5 X 7'10 (3.48m X 2.39m)

Feature fireplace with living flame gas fire. Two fitted cupboards housing gas and electric meters. Radiator. Laminate flooring.



RECEPTION ROOM 11'8 X 15'3 (3.56m X 4.65m)

Understairs storage. Original cast iron range which provides a fire with logs or coal on a raised hearth. Double glazed window to rear aspect. Fitted carpet. Radiator.



KITCHEN 6'9 X 6'2 (2.06m X 1.88m)

Wall and base units. Stainless steel sink unit with drainer. Electric hob and oven. Rear door.



FIRST FLOOR LANDING

Leading to: bedroom one.

BEDROOM ONE 11'8 X 11'4 (3.56m X 3.45m)

Radiator.



BEDROOM TWO 11'11 X 8'9 (3.63m X 2.67m)

Fitted cupboard housing wall mounted gas fired central heating boiler. Fixed shelving. Walk in cupboard with access to loft. Radiator.



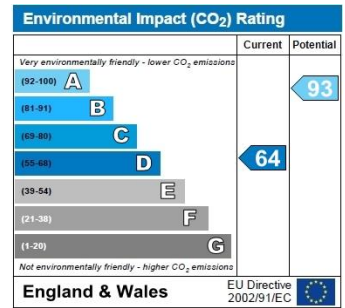
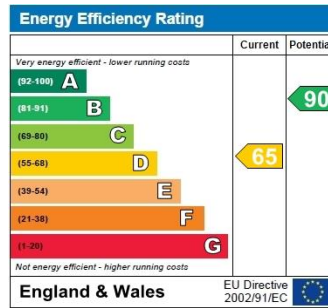
BATHROOM

Bath. W.c. Wash basin. Heated towel rail.



OUTSIDE

Private yard with brick and tile store with power point and plumbing for automatic washing machine. Further store. Private southwest facing walled garden.



DIRECTIONS

From the Agents Leek office turn right onto Stockwell Street and at the traffic lights turn right onto Ball Haye. Continue forward through the town onto Haywood Street. Turn left onto Shoobridge Street (after Leonard Street) and continue up the road where the property is located on the right hand side.

VIEWING

By prior appointment through the Agents Bury and Hilton (01538) 383344, or email us at info@buryandhilton.co.uk.

APPLICATION

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

PROOF OF ID

In order to comply with anti-money laundering regulations we ask that all prospective purchasers provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction.

REFERENCES

References through HomeLet will be applied for by Bury and Hilton.

DEPOSIT

A DEPOSIT OF £500 WILL BE TAKEN



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