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

To Let



Eastfield, 54 Hilderstone Road, Meir Heath, ST3 7NY

- * An outstanding opportunity to rent this fabulous detached residence located in a sought after residential area and occupying a very large plot of well maintained gardens of around 0.87 acre.
- * The property offers exceptionally spacious and well presented accommodation over two floors that also benefits from Upvc double glazing, gas fired central heating and security alarm system.
- * Entrance Hall, Lounge, Bedroom / Study, Kitchen, Utility Room Cloakroom, Dining Area, Inner Hallway, Bedroom with Dressing Room and Bathroom off to the ground floor. Landing Area, Two Bedrooms (one with En-Suite facility) and Family

£1,500 Per Calendar Month

ACCOMMODATION

Entrance hall

Stairs off. Radiator. Understairs storage.

Lounge 21'8 x 23'1 (6.60m x 7.04m)

Radiator x 2. Coving. Gas fire with feature surround. French doors to rear.



Kitchen 13'9 x 11'4 (4.19m x 3.45m)

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Integrated fridge, freezer and dishwasher. Radiator. Tiled floor. Central island with gas hob, electric oven and extractor unit above. Spotlights.



Utility room 5'7 x 9'9 (1.70m x 2.97m)

Base units. Stainless steel sink unit with drainer and mixer tap. Radiator. Tiled floor.

W.c 3'6 x 5'11 (1.07m x 1.80m)

W.c. Wash basin. Heated towel rail. Tiled walls. Tiled floor.

Dining area 10'8 x 13' (3.25m x 3.96m)

Radiator. French doors. Tiled floor. Spotlights.



Bedroom / study / family room 10'11 x 10'4 (3.33m x 3.15m)

Radiator. Coving.

Inner hallway

Radiator. Coving.

Bedroom 11'10 x 8'10 (3.61m x 2.69m)
Radiator.



Bedroom 15'9 x 12'2 (4.80m x 3.71m)
Radiator. French doors to rear garden.



Dressing room 11'11 x 9'8 (3.63m x 2.95m)
Radiator.



En-suite / wet room 6' x 9'4 (1.83m x 2.84m)
W.c. Wash basin. Shower area. Heated towel rail. Tiled walls. Spotlights.



Bathroom 12'1 x 22' (3.68m x 6.71m)
Bath. W.c. Wash basin. Shower area.
Heated towel rail. Radiator.



Landing area
Radiator. Spotlights. Storage area

Bedroom 17' x 18'11 (5.18m x 5.77m)
Radiator.

Bedroom 12'7 x 9'6 (3.84m x 2.90m)
Radiator.

Bedroom 16'9 x 19' (5.11m x 5.79m)
Radiator x 2. Storage cupboard.

En-suite 4'9 x 7'10 (1.45m x 2.39m)
Shower cubicle. W.c. Wash basin.
Heated towel rail. Tiled floor. Spotlights.

Bathroom 13'10 x 5'11 (4.22m x 1.80m)
Bath. W.c. Wash basin. Corner shower
cubicle. Heated towel rail. Tiled floor.

Outside
A large plot of lawned garden which enjoys some considerable privacy, driveway providing off street parking for several vehicles and garage.



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.

Deposit

A DEPOSIT OF £1500 WILL BE TAKEN

New room

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 F



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