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



27 Woodlands Avenue, Leek, ST13 7BY

An opportunity to rent a two bedroomed semi-detached bungalow situated in a well established residential area, the accommodation briefly has an entrance porch, fitted kitchen, lounge, two bedrooms and a bathroom.

Outside the property is approached via a gated driveway which provides off-road parking and there is a detached garage and garden located to the rear. The property has the benefit of gas central heating.

**NO SMOKERS, NO DSS. PETS CONSIDERED.
DEPOSIT £650**

Price: £650 Per Month

Subject to contract

ACCOMMODATION

Entrance Porch

Leading into the entrance hall with fitted carpet. Two central lights.

KITCHEN 11'2 X 8'6 (3.40m X 2.59m)

Fitted with base units with work surfaces over. Electric oven and hob with extractor hood over. Stainless steel sink unit with drainer. Plumbing for automatic washing machine. Access into the pantry which provides storage and shelving. Double glazed window to the rear. Central light. Tiled splash-backs. Cushion flooring. Door leading out to the rear garden.

LOUNGE 11'11 X 16'0 (3.63m X 4.88m)

UPVC window to the rear. Fitted carpet. Gas fire. Adams style fire surround with marble effect inset and hearth. Coving to the ceiling. TV point.

BEDROOM ONE 12'0 x 10'11 (3.66m x 3.33m)

Fitted carpet. Gas wall heater. UPVC window to the front. Central light.

BEDROOM TWO 11'0 X 9'10 (3.35m X 3.00m)

Fitted carpet. Gas wall heater. UPVC window to the front. Central light.

BATHROOM 7'3 X 7'11 (2.21m X 2.41m)

Three piece suite with bath with shower over, WC, pedestal wash hand basin. Part-tiled walls. Heated towel rail. UPVC frosted window to the side. Central light. Extractor fan. Loft access which accessed via a loft ladder. Airing cupboard housing the tank.

OUTSIDE

Driveway providing off road parking leading to a detached garage. There is a garden to the rear.

VIEWING

By prior appointment through the Agents.

References

References through HomeLet will be applied for by The Agent.

Application

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

Council tax

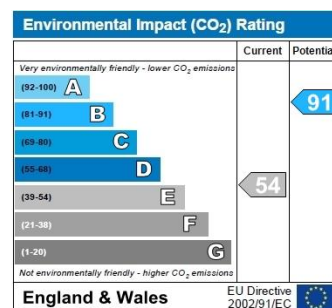
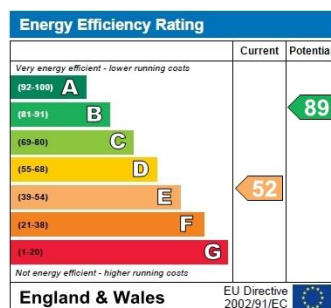
The tenant will be required to pay the council tax to the local authority. We understand the property is currently within Council Tax Band B

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.

DEPOSIT

A DEPOSIT OF £650 WILL BE TAKEN



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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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