



12 Park Road
Stoke-On-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

12 Park Road

Stoke-On-Trent
ST9 0EB

- * This extended semi-detached bungalow provides extremely good sized accommodation having a large lounge/diner, fully fitted kitchen, two extended double bedrooms and luxury bathroom.
- * Externally there are gardens to front and rear and a driveway with carport leads to a detached brick garage providing off road parking facilities.
- * The property enjoys the benefit of gas central heating and is upvc double glazed.



Per Month £895 Per Month



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Radiator. Airing cupboard off.

Lounge/Dining Room 19'1 x 16'4 (5.82m x 4.98m)

With fitted gas fire in an attractive surround which has been extended to form TV shelving. Radiator.

Kitchen 9'8 x 9'6 (2.95m x 2.90m)

Fully fitted with a comprehensive range of units consisting of sink unit, base units, working surfaces and wall cupboards. Plumbing for automatic washing machine. Radiator.

Bedroom One 17'10 x 11' (5.44m x 3.35m)

With full range of fitted wardrobes and shelving. Radiator.

Bedroom Two 12'2 x 9'8 (3.71m x 2.95m)

Radiator. Fitted carpet.

Bathroom

Fully tiled walls and suite comprising bath with shower attachment, wash hand basin and WC. Radiator.

Outside

Driveway provides off road parking facilities and leads to a CAR PORT to the side of the property and a DETACHED BRICK GARAGE to the rear.

Gardens to front and rear with greenhouse and garden shed.

Services

All mains services.
Gas central heating.
Upvc double glazing.

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

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

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The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

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.

References

References through HomeLet will be applied for by Bury & Hilton

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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