



51 Queen Street  
Staffordshire



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

# 51 Queen Street

## Staffordshire

### ST13 6LP



\* A good sized two bedroom mid terrace property that is situated in close proximity to the town centre and its amenities.

\* The property benefits from Upvc double glazing and gas fired central heating.

\* Accommodation briefly comprises: Entrance Porch, Lounge, Living Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and the added benefit of a first floor Bathroom.

**PCM**  
£750 PCM

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

#### Entrance porch

Laminate flooring.

#### Lounge

10'5" x 11'8"

Radiator. Laminate flooring.

#### Living room

13'3" x 11'8"

Radiator. Laminate flooring. Gas fire. Stairs off.

#### Kitchen

8'0" x 6'7"

Wall and base units. Stainless steel sink unit with drainer. Rear door. Cooker point. Plumbing point.

#### Bedroom

11'10" x 10'5"

Radiator.

#### Bedroom

10'5" x 8'9"

Radiator. Built in storage.

#### Bathroom

7'10" x 6'3"

Bath with shower over. W.c. Wash basin. Radiator. Airing cupboard.

#### Outside

Good sized enclosed rear yard area and additional area suitable for a storage shed.

#### 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.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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