



56 Shoobridge Street  
Leek



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



56 Shoobridge Street

Leek

Staffordshire, ST13 5JZ



\* A an exceptionally well presented two bedroomed mid-terraced in close proximity to Leek town centre.

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

\* Accommodation briefly comprises: lounge, living and kitchen to the ground floor, landing area, two bedrooms and bathroom to the first floor.

\* Enclosed yard and garden area to the rear.

\* No smokers or pets

**Per Calendar Month**  
**£700 Per Calendar Month**



Leek - 01538 383344



leek@buryandhilton.co.uk

#### Lounge

Laminate flooring, Radiator.

#### Living room

Laminate flooring, Radiator.

#### Kitchen

Fitted kitchen with integrated cooker with extractor fan over. Laminate floor. Radiator.

#### First floor landing

#### Bedroom

Fitted carpet. Radiator.

#### Bedroom

Fitted carpet. Radiator.

#### Bathroom

Fitted with white bathroom suite comprising of bath with shower over, pedestal wash hand basin. WC. Heated towel rail. Laminate flooring.

#### Outside

Enclosed rear yard

#### Viewing

By prior appointment through the Agents.

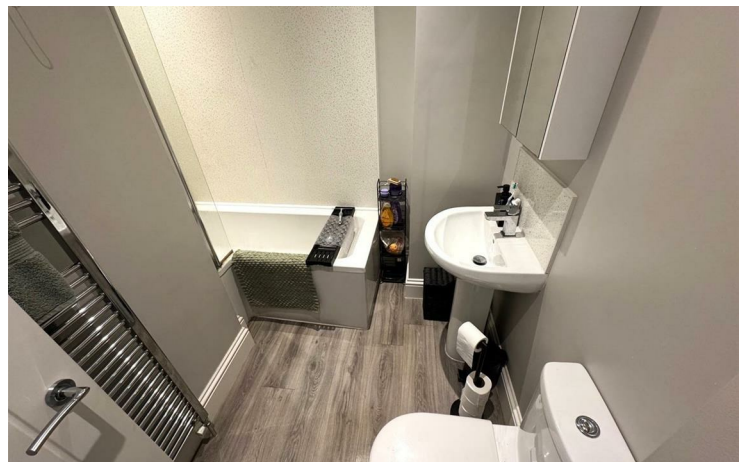
#### Agentsnotes

EPC Rating : C

Council Tax Band : A

#### Application

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## 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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