



**Graham Watkins & Co**

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## 14 Alsop Street, Leek, ST13 5NZ



**A spacious and well presented two bedroom mid terrace property located on the edge of Leek Town Centre. Benefitting from two reception rooms, upstairs bathroom, cellar, enclosed rear garden and double glazing throughout. Within close proximity to many local amenities and commuter links.**

**Strictly No Pets. No Smokers.**

**£550 Per Calendar Month  
(Subject To Contract)**

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

### Situation

A good sized property situated on the edge of Leek Town Centre. Within close proximity to many local amenities such as schools, shops and public houses. Within easy access to commuter links to Stoke - on - Trent, Ashbourne, Derby, Buxton and Macclesfield.

### Accommodation Comprises

A wooden front entrance door leads into:

### Hallway

With original Minton tile floor; radiator and ceiling light point. Giving access to:

### Living Room 3.65 x 3.67 (12'0" x 12'0")

Having fully fitted carpet; uPVC double glazed window to the front aspect; radiator; storage cupboard; electrical points; aerial point and ceiling light point.



### Dining Room 3.67 x 3.36 (12'0" x 11'0")

With fully fitted carpet; uPVC double glazed window to the rear aspect looking into the garden; radiator; electrical points and ceiling light point.



### Cellar 3.71 x 3.57 (12'2" x 11'9")

The cellar is accessed from the dining room and has a concrete floor; exposed brick walls; electrical points; fuse box; meters; lighting and wooden framed window to the front aspect.

### Kitchen 2.98 x 2.02 (9'9" x 6'8")

With vinyl flooring; uPVC double glazed window to the side aspect; part tiled walls; radiator; electrical points and inset ceiling spot lights. The suite comprises a range of wooden base units with formica worktops; inset stainless steel sink and drainer unit with mixer tap; inset electric cooker with extractor hood above and space and plumbing for an automatic washing machine.



### Stairs to First Floor Landing

### Master Bedroom 4.78 x 3.65 (15'8" x 12'0")

A good sized room with fully fitted carpet; two uPVC double glazed windows to the front aspect; radiator; electrical points and ceiling light point.





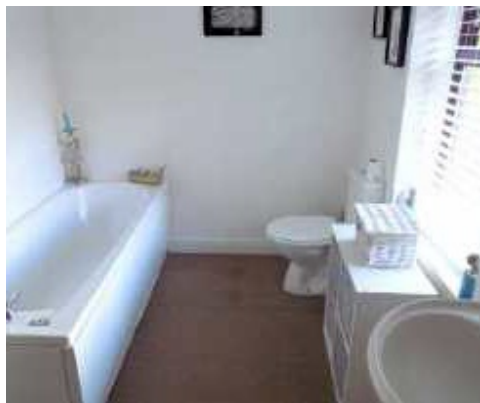
### **Bedroom Two 3.71 x 2.94 (12'2" x 9'8")**

With fully fitted carpet; uPVC double glazed window to the rear aspect; radiator; electrical points and ceiling light point.



### **Bathroom 2.01 x 3.00 (6'7" x 9'10")**

With fully fitted carpet; uPVC obscured double glazed window to the side aspect; 'Ideal' wall mounted combination boiler and inset ceiling spot lights. The suite comprises a low level W.C; panel bath and glass shower cubicle.



### **Outside**

To the rear of the property there is an enclosed garden with a decked area and raised flower beds.



### **Council Tax Band**

We believe the property is in band A

### **Services**

We believe all mains services are connected.

### **Viewings**

By prior arrangement through Graham Watkins & Co.

### **Deposit**

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### **Wayleaves**

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

### **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk);  
[www.onthemarket.com](http://www.onthemarket.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.primelocation.co.uk](http://www.primelocation.co.uk);



## Energy Performance Certificate


14, Alsop Street, LEEK, ST13 5NZ

Dwelling type: Mid-terrace house  
Date of assessment: 02 January 2014  
Date of certificate: 02 January 2014  
Reference number: 0253-2862-6590-9904-4965  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 84 m<sup>2</sup>

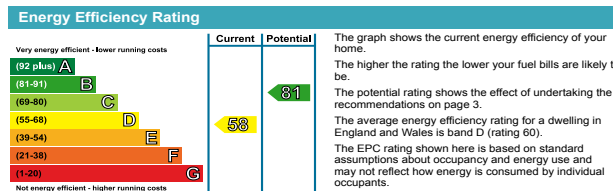
### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,805
Over 3 years you could save	£ 822

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	
Heating	£ 2,235 over 3 years	£ 1,638 over 3 years	
Hot Water	£ 276 over 3 years	£ 198 over 3 years	
Totals	£ 2,805	£ 1,983	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 442
2 Floor insulation	£800 - £1,200	£ 86
3 Low energy lighting for all fixed outlets	£60	£ 126

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.