



- **Brand New Home**
- **Parking and Gardens**
- **EPC Band B, Rating 84**
- **Three Bed Semi Detached Property**
- **Gas Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



**3 Whitehurst Road, Cheadle**  
Cheadle, ST10 1FU

**Monthly Rental Of**  
**£825**

## Description

A brand-new three bedroom semi-detached property situated on the outskirts of Cheadle. This recently constructed property benefits from gas central heating, double glazing, off-road parking and a rear garden. Accommodation comprises hallway, ground floor WC, living room and kitchen diner at ground floor level with three bedrooms (one en-suite) and the family bathroom to the first floor. To the frontage is a gravel and slab forecourt leading to a side block paved driveway. At the rear is a newly turfed lawn and patio seating area.

## Ground Floor

### Hallway

With tile effect floor, radiator, Power Point and composite door to front.

### Cloaks WC 3' 3" x 5' 4" (.99m x 1.62m)

Modern fitted suite in white with pedestal basin, WC, radiator and tile effect floor.

### Living Room 13' 4" x 16' 2" (4.07m x 4.93m)

With carpeted floor, radiator, Power Point, stairs off.

### Kitchen/Diner 16' 4" x 8' 4" (4.98m x 2.53m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Tile effect floor. With integrated cooker hob and extractor hood, power points, washer point, built-in cupboard, radiator and patio doors onto rear.

## First Floor

### Landing

With floor, built-in airing cupboard.

### Bedroom 1 8' 9" x 9' 8" (2.67m x 2.95m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 9' 1" x 6' 1" (2.78m x 1.86m)

With carpeted floor, radiator, Power Point.

### Bedroom 3 13' 1" x 12' 10" (3.99m x 3.90m)

With carpeted floor, radiator, Power Point, built-in cupboard and en-suite bathroom off.

### En-suite 4' 9" x 5' 5" (1.44m x 1.66m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Part tiled walls and vinyl floor. Includes radiator and extractor fan .

## Family Bathroom

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath. Part tiled walls and tile effect floor. Includes radiator and extractor fan .

## Outside

To the frontage is a gravel forecourt leading to a side block paved drive onto a rear lawn and garden.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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# Energy performance certificate (EPC)

3 Whitehurst Road CHEADLE ST10 1FU	Energy rating <b>B</b>	Valid until: <b>2 February 2032</b>
		Certificate number: <b>0775-3013-9302-9062-1204</b>

## Property type

Semi-detached house

## Total floor area

75 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)