



6 Morridge View, Leek, Staffordshire, ST13 7LG

£675 Per month

"Two bedroom bungalow TO LET"

Discover the charm of village living in this beautifully presented two-bedroom bungalow in Cheddleton. With its practical layout and alluring features, it offers comfortable and convenient living on one floor. Don't miss out on this delightful home!

#Cheddleton #BungalowLiving#ToLet

Denise White Estate Agent Comments

Be the first to view this two bedroom bungalow with the added bonus of off road parking to the front and a modern interior!

Nestled in a peaceful cul-de-sac within Cheddleton village, it offers proximity to local amenities including shops and well-loved pubs like The Black Lion and The Red Lion. With a recently refreshed interior, comprising two bedrooms, a generous lounge, and a contemporary kitchen. The white goods installed in the kitchen, which includes an undercounter fridge, electric oven with gas hob and washing machine will be gifted to the tenants.

Additionally, the rear courtyard provides a large shed for storage and unobstructed views, ensuring privacy.

Porch

Entering through a uPVC front door into a porch with tiled flooring. Giving access to :-

Lounge

19'5" x 10'0" (5.93 x 3.07)



A large uPVC window to the front aspect floods the room with natural light. Benefitting from modern grey carpet, neutral décor, feature mantelpiece and a ceiling light fitting.

Kitchen

10'10" x 6'10" (3.31 x 2.10)



uPVC door leading out to the rear courtyard, with vinyl flooring and part tiled walls, matching wall and base units in white gloss and a freestanding under counter fridge, electric oven with gas hob and a washing machine.

Main Bedroom

9'10" x 8'1" (3.02 x 2.48)



With a uPVC window to the rear aspect, grey carpet, neutral décor, ceiling light.

Bedroom Two

10'2" x 6'10" (3.10 x 2.10)



With a uPVC window to the front aspect, grey carpet, neutral décor and a ceiling light and built in cupboards for storage.

Bathroom

6'10" x 6'2" (2.10 x 1.89)



A modern bathroom suit with fully tiled walls and floor and a white three piece suite consisting of a bath with shower over, vanity hand basin, WC and a heated towel rail. With spotlights to the ceiling and an extractor fan.

Outside



To the front you will find a private driveway with hone car parking space and access to the side entrance which takes you through to the rear courtyard garden. In the garden is a shed for storage and a raised patio, perfect to place a seating area for those summer months to come! With unobscured views to the rear, this adds an extra level of privacy.

Location

Ideally situated in the popular village of Cheddleton where you find access to Caldon Canal providing picturesque walks through the countryside with local pubs and eateries along the way and within close proximity to the popular Churnet Valley Railway. The location offers the best of both worlds, within easy travelling distance of local amenities located both within the village of Cheddleton and the nearby Market Town of Leek and close to some stunning countryside for those who enjoy the sights and sounds of the country.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings. The white goods in the kitchen will be gifted to the tenants meaning that the Landlord will not be responsible for maintaining these appliances.

Council Tax Band A

Agent Notes

All mains services are connected
Staffordshire Moorlands District Council Band B
EPC Rating C

Property to Let?

Denise is the director of Denise White Estate agents and has worked in the business since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Lydia is the Letting Specialist at Denise White Estate Agents with over five years of experience in the industry and a great understanding of the property market in the Stoke-on-Trent and Staffordshire areas.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Proof of ID

Proof of ID - In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. These need to be a passport or photographic UK driving licence and a recent (within three months) utility bill, bank statement or council tax bill.

References

Employment and Landlord references are required along side a credit check.

Holding Deposit

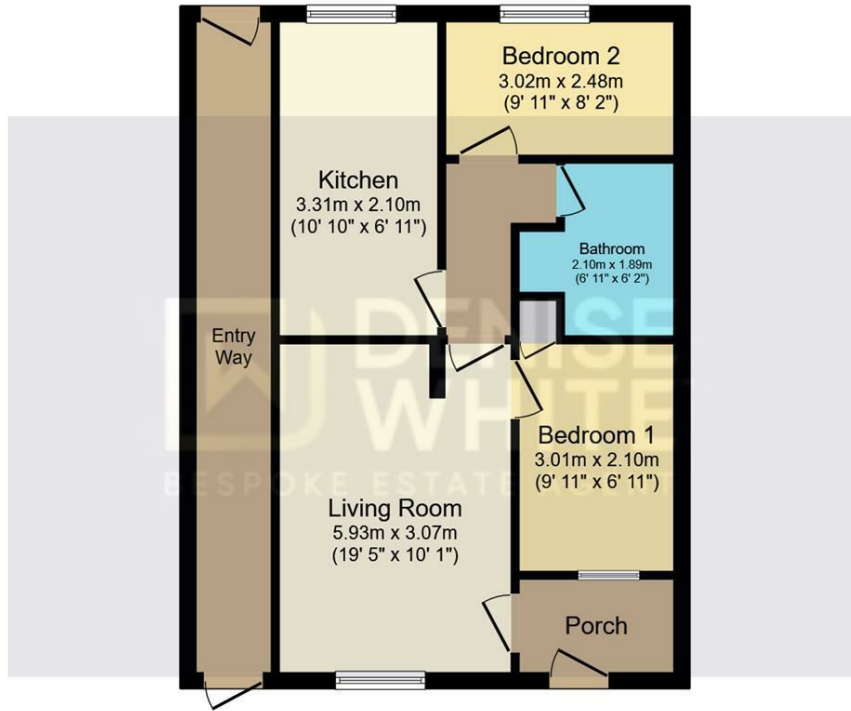
1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £219.23.

Security Deposit

Deposit - Is typically equal to five weeks' rent but may vary. In this case the Deposit would be £1096.15. This will be held by a registered deposit

scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. Or you can opt for our alternative deposit option where only 1 weeks rent is payable. This equals £219.23 and is non refundable at the end of the tenancy.

Floor Plan



Floor Plan

Floor area 54.5 m² (587 sq.ft.)

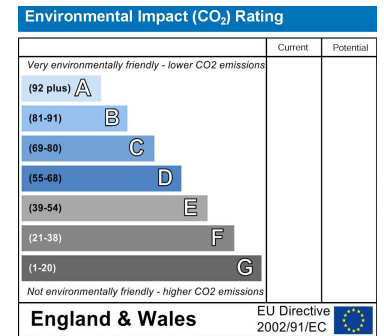
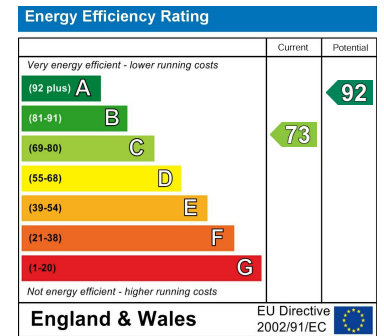
TOTAL: 54.5 m² (587 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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