



**4 Livingstone Street, Leek, Staffordshire, ST13 5JU**

**£695 Per month**

“Renting gives you the flexibility to adapt to new opportunities and embrace change.”

Available for immediate occupancy - A fully refurbished two bedroom terrace house with two reception rooms, fitted kitchen, modern bathroom suite with shower over, two double bedrooms.



## Denise White Estate Agents Comments

**\*\*A Refurbished Two-Bedroom Mid-Terrace Home for Rent\*\***

A updated two-bedroom mid-terrace property, featuring fresh décor and new carpets throughout. Ideally located just a short walk from the town centre of Leek, this home offers spacious living and bedroom accommodation.

**\*\*Property Features:\*\***

- Two welcoming reception rooms
- Modern fitted kitchen equipped with a four-ring electric hob, electric oven, extractor hood, stainless steel sink unit with drainer and plumbing for a washing machine
- Ground floor bathroom with a stylish white suite, including a panelled bath with shower over, shower screen, WC, and pedestal wash hand basin
- Two generous double bedrooms on the first floor, including a main bedroom with a convenient storage cupboard

**\*\*Outdoor Space:\*\***

An enclosed yard to the rear aspect.

**\*\*Additional Highlights:\*\***

- Gas central heating for comfort
- uPVC double glazed windows throughout for improved energy efficiency

This delightful home is available for immediate occupancy. Don't miss your chance to make it your own!

## Front Reception

11'64 x 10'55 (3.35m x 3.05m)



Fitted carpet, uPVC front door, uPVC window to the front, fireplace with electric fire, meter cupboard, access into the rear reception.

## Rear Reception

11'77 x 10'86 (3.35m x 3.05m)



Fitted carpet, radiator, ceiling light, uPVC French doors to the rear aspect, under stairs storage space, access into the kitchen.

## Kitchen

9'57 x 5'41 (2.74m x 1.52m)



A range of wall and base units with work surfaces over, stainless steel sink unit with drainer, electric hob and extractor hood over, electric oven under, radiator, tiled flooring, ceiling light, part tiled walls, uPVC window to the side aspect, plumbing for washing machine, stainless steel sink unit with drainer.

## Bathroom

5'59 x 5'09 (1.52m x 1.75m)



A white suite which comprises; W.C. pedestal wash hand basin, bath with shower over, uPVC window to the side aspect, tiled walls, ceiling light.

## First Floor Accommodation

## Bedroom One

11'73 narrowing down to 10'50 x 11'02 (3.35m narrowing down to 3.05m x 3.40m )



Situated to the rear of the house with uPVC window to the rear, fitted carpet, ceiling light, radiator, storage cupboard over the stairs, coving to the ceiling.

## Bedroom Two

11'77 max narrowing down to 10'36 x 10'58 (3.35m max narrowing down to 3.05m x 3.05m)



Fitted carpet, radiator, coving to the ceiling, ceiling light, uPVC window to the front aspect, fitted cupboard housing the GLOW WORM combination boiler.

## Outside

A private enclosed yard area to the rear.

## Agents Notes

All mains services are connected  
Staffordshire Moorlands - Council Tax Band A  
Freehold

## 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 – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## Security Deposit

Is typically equal to five weeks' rent but may vary. 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. The deposit for this property equals £801

## 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 £160.38

## References

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

## 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.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advice with any information on the local property market and the local area.

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

Please do get in touch with us if you need any help or advice.

**WE WON !**





## Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

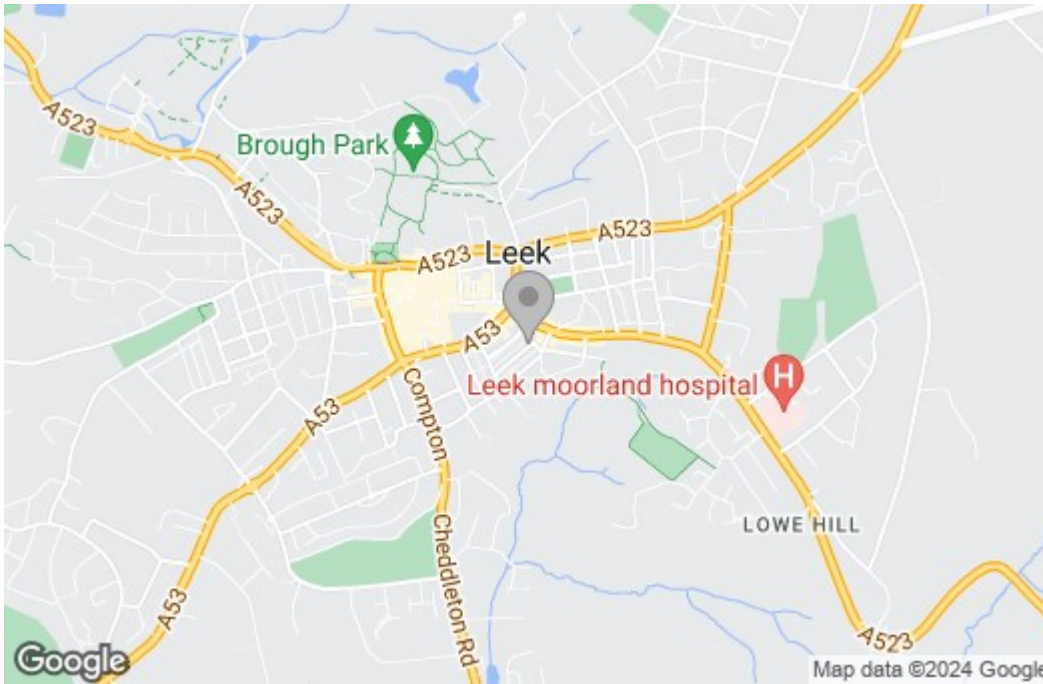
missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

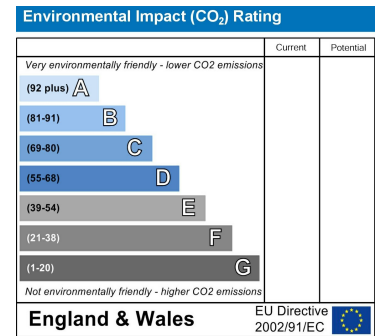
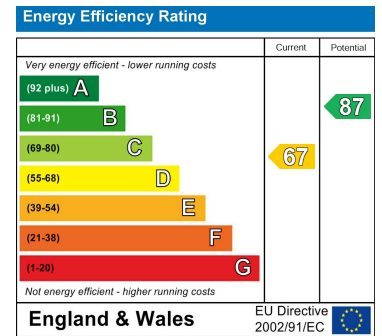
## Floor Plan



## 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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