



## 11 Spencer Avenue, Endon, Staffordshire, ST9 9EN

**£1,000 Per month**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Constructed during a time when craftsmanship was of utmost importance, these homes were intended to endure for generations"

This delightful semi-detached house from the 1930s is available for a 6-month lease, with the possibility of extension. It has three bedrooms, a contemporary open-plan kitchen-diner, a spacious conservatory, a cosy lounge, a cloakroom, and a beautifully landscaped garden that includes an outdoor office. Conveniently situated in a peaceful cul-de-sac, it offers easy access to popular schools, local amenities, and excellent transportation links.

#rental#home#garden



### Denise White Estate Agent's Comments

We are excited to present this beautifully maintained semi-detached house, full of character and charm from the 1930s. Located in a peaceful cul-de-sac, this property is conveniently close to popular schools, local amenities, and excellent public transport options.

Available for rent on a 6-month lease with the possibility of extending for an additional 6 months, this partly furnished home ensures a smooth move-in experience.

Inside, you'll find three bedrooms, a modern bathroom, a ground floor cloakroom, a lounge, an open-plan kitchen diner, and a spacious conservatory.

The kitchen-diner features a contemporary open-plan layout with modern appliances and granite countertops, making it an ideal space for family meals and entertaining guests.

The generously sized conservatory offers lovely views of the garden and seamlessly connects to the dining area. The separate lounge provides a relaxing atmosphere, complete with a stylish contemporary fireplace and a deep bay window at the front. The sleeping quarters include two spacious double rooms, each with built-in wardrobes, along with a cosy single room. The family bathroom is equipped with a modern suite.

Notable features of this property include a beautifully landscaped, enclosed garden and a dedicated outside office/workspace, perfect for remote work or hobbies. Off-road parking is also available, though the garage will not be accessible during the tenancy.

This property is perfect for families and couples, combining comfort, charm, and modern living in a desirable location.

Don't miss out on this opportunity—schedule a viewing today!

### Entrance Hall



Access into the main accommodation and stairs off the the first floor. Tiled flooring, radiator, windows to the side and front aspects.

### Lounge

10'11" x 18'4" max 14'11" min (3.33 x 5.59 max 4.56 min)



Fitted carpet, ceiling light, wall mounted fire, bay window to the front aspect, radiator.

### **Kitchen Diner**

12'5" x 25'7" (3.80 x 7.81)



A range of wall and base units with granite work surfaces over, integrated fridge freezer, washing machine and dryer, cupboard housing gas combination boiler, a STOVES gas cooker and hob, extractor hood over, sink unit with drainer, two radiators, wall mounted radiator, tiled flooring, inset spotlighting, part tiled walls in kitchen area, ceiling light over the dining area, windows to the rear and side aspects, access into the conservatory.

### **Conservatory**

11'8" x 11'10" (3.56 x 3.63)



Tiled flooring with under floor heating, wall mounted radiator, access to the garden.

### **Cloakroom**

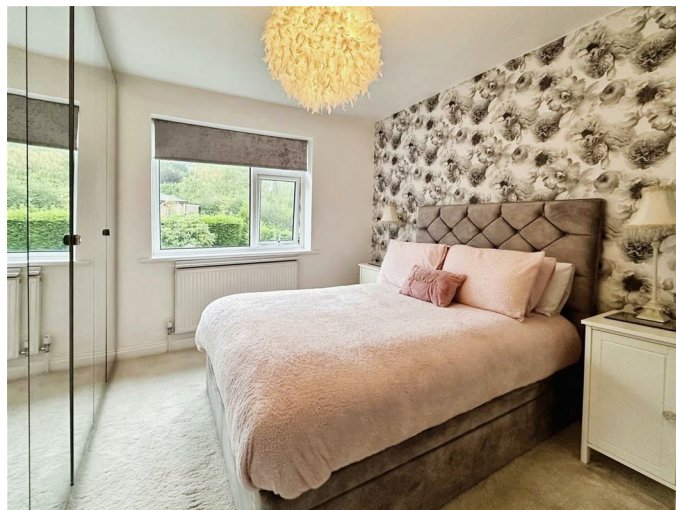
W.C. wash hand basin.

### **First Floor Accommodation**

Landing space leading in the bedrooms and bathroom.

### **Bedroom One**

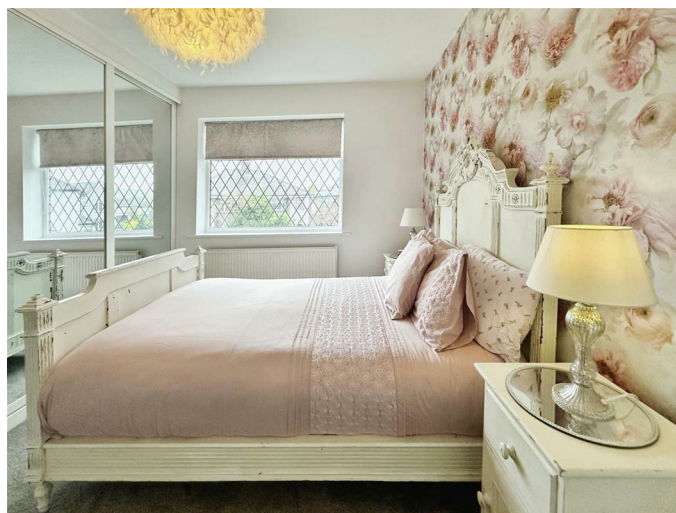
17'0" x 11'0" (5.19 x 3.36)



Fitted carpet, fitted wardrobes, radiator, ceiling light, window to the rear.

### **Bedroom Two**

12'0" x 8'5" (3.67 x 2.58)



Fitted carpet, window to the front, fitted wardrobes, ceiling light, radiator.



### Bedroom Three

9'10" x 7'1" (3.02 x 2.18)



Fitted carpet, radiator, window to the rear aspect, ceiling light, shelving.

### Bathroom



A modern bathroom suite with W.C. bath with shower over and shower screen, heated towel rail, wash hand basin, window to the front aspect, tiled flooring, ceiling light.

### Outside



There is a driveway to the front that provides off road parking. Please note that the garage is not included in the tenancy. The garden is enclosed to the rear and has been landscaped to provide low maintenance upkeep. There is a seating area, a covered seating area and a purpose built office, perfect for home working or a hobby room.

## Office



Power and lighting connected. Electric Heater.

### Agents Notes

All main services are connected  
Gas Central Heating System  
The Garage is NOT included in the tenancy  
No pets

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

### Holding Deposit

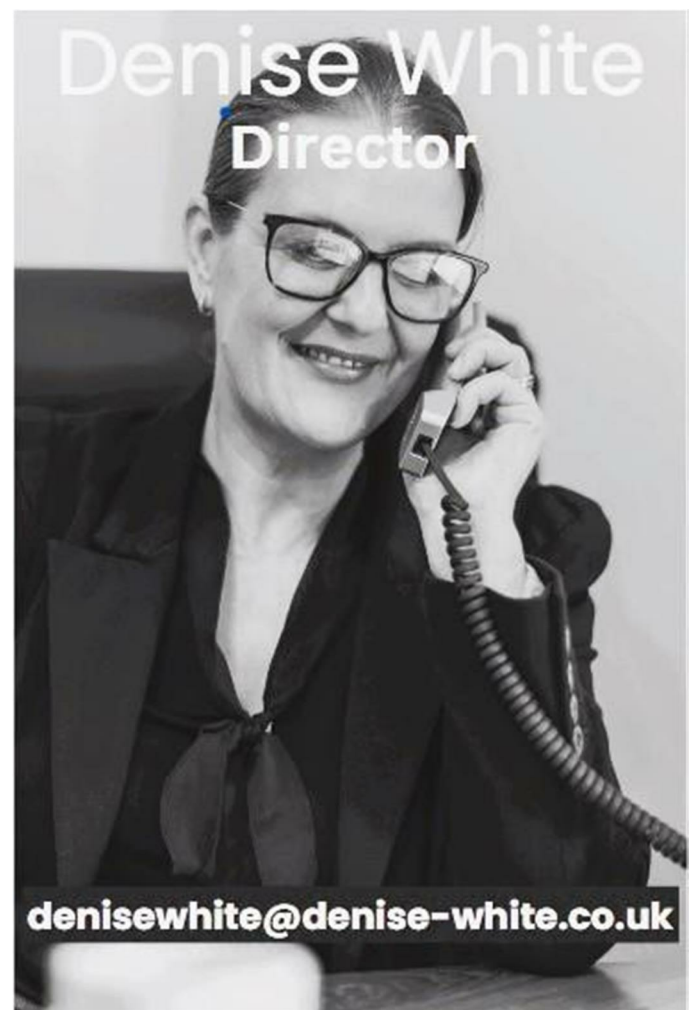
Once your application has been accepted by the

landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £230.76

### 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 £1153.

### About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise 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

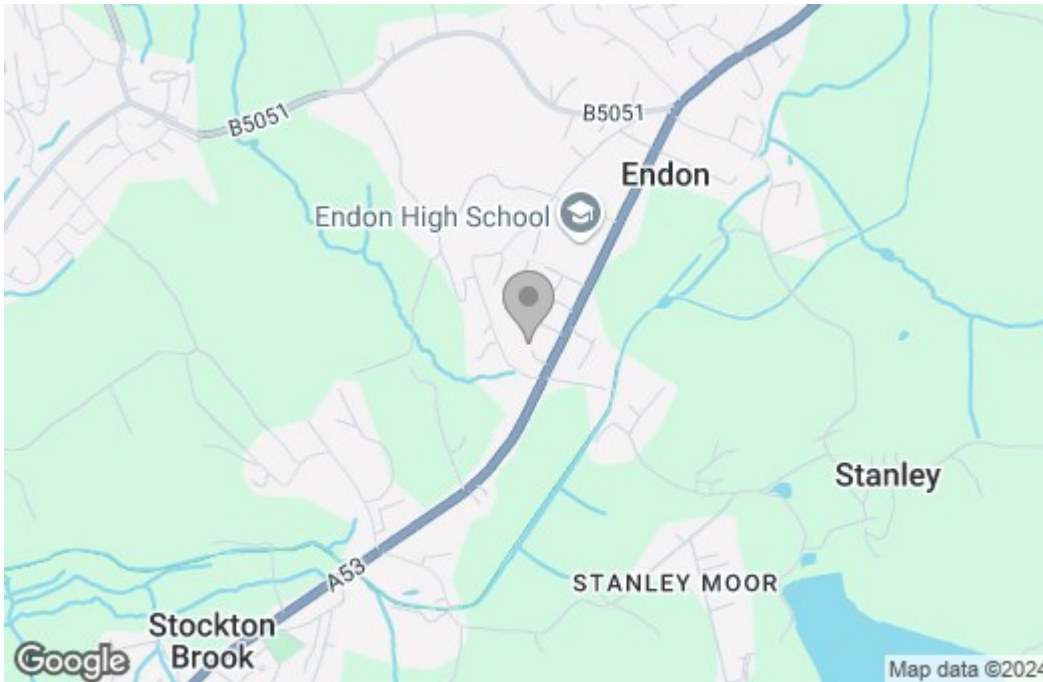


TOTAL: 124.9 m<sup>2</sup> (1,344 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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