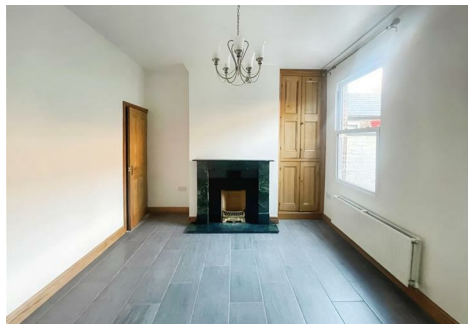




4 Cromwell Terrace, Leek, Staffordshire, ST13 5JS

£775

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

"There's a lot of happy people here in this small town"

Situated in a most convenient location in Leek Town Centre, this well maintained terraced property is available TO LET. This spacious two-bedroom town house is ideally located just a stones throw away from the town centre offering both convenience and comfort. Recently refurbished to a high standard, this spacious property features a welcoming atmosphere with modern finishes..

Denise White Estate Agent Comments

We are pleased to present this beautifully maintained two-bedroom property available for rent, effective immediately.

Located just a short distance from Leek Town Centre, this charming house combines convenience with comfort. Recently refurbished to a high standard, the spacious interiors exude a welcoming atmosphere enhanced by modern finishes.

The ground floor features a generous lounge, a dining room, a well-equipped kitchen, and a bathroom. Upstairs, you will find two double bedrooms, with the second bedroom providing access to a versatile carpeted loft space.

This property strikes the perfect balance between contemporary living and an excellent location, making it an ideal choice for those seeking a well-kept home near all that Leek Town Centre has to offer.

Location

Situated in the centre of Leek within walking distance of all the town's local amenities.

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and

outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages..

Lounge

8'8" - 9'11" (2.65-3.03)



Carpet flooring, fire surround and hearth, bay uPVC window with fitted blinds, radiator, cupboard space, light fitting

Dining Room

10'9"-11'11" (3.28-3.64)



Tiled flooring, fire surround and hearth, cupboard space, access to cellar, uPVC window, curtain pole, radiator, light fitting

Kitchen

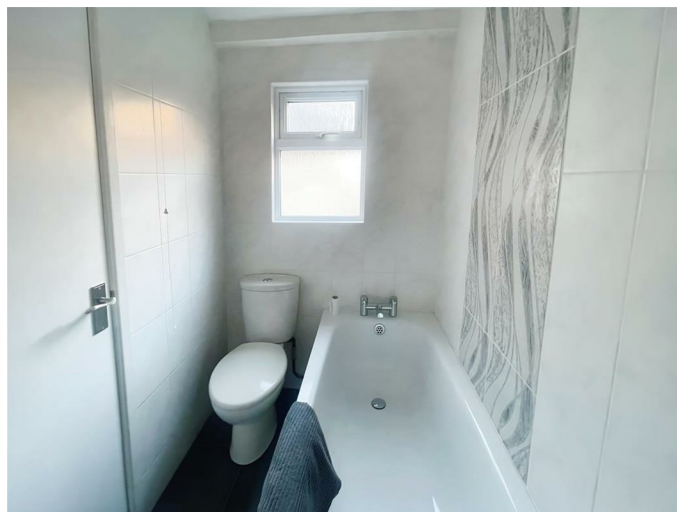
6'5"-6'7" (1.97-2.03)



Tiled flooring, base and wall unit, stainless steel sink and drainer, uPVC window, sliding door to back door and bathroom

Bathroom

4'0"-6'9" (1.23-2.06)



Tiled flooring, bath, WC, sink, tiled wall covering, verticle radiator, mirror, uPVC window, light fitting

First Floor Accommodation

Bedroom One

12'3"-10'0" (3.75-3.06)



Wooden flooring, radiator, uPVC window, radiator, light fitting

Bedroom Two

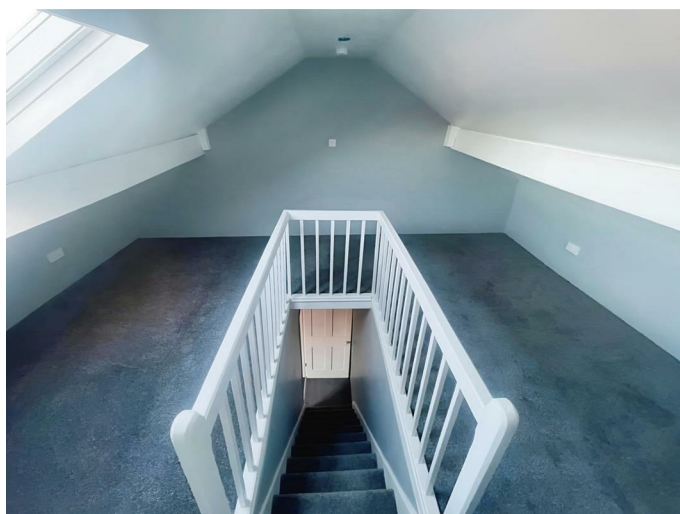
13'6"-10'10" (4.14-3.31)



Carpet floor covering, radiator, uPVC window, light fitting

Loft

12'4"-16'0" (3.77-4.90)



Carpet floor covering, uPVC skylight window, light fitting

Outside



To the front is a sizable courtyard with a gate to the front. To the rear is a smaller courtyard with gated access to the street behind. Free on street parking is available on Talbot Street or carpark directly in front which is free from 3.30pm until 9am.

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 £179.00

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. In this case the deposit would be £894.00

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

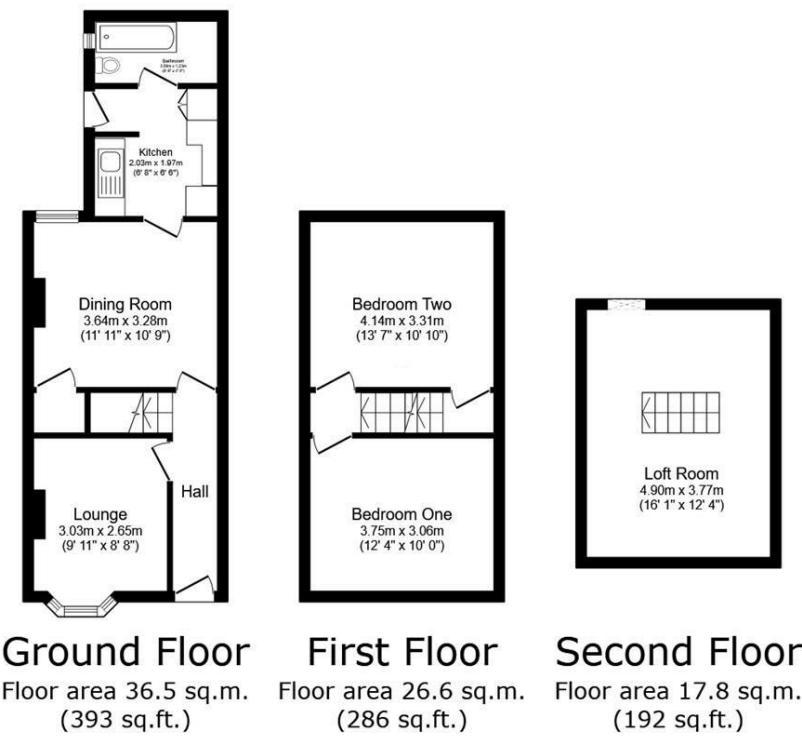
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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

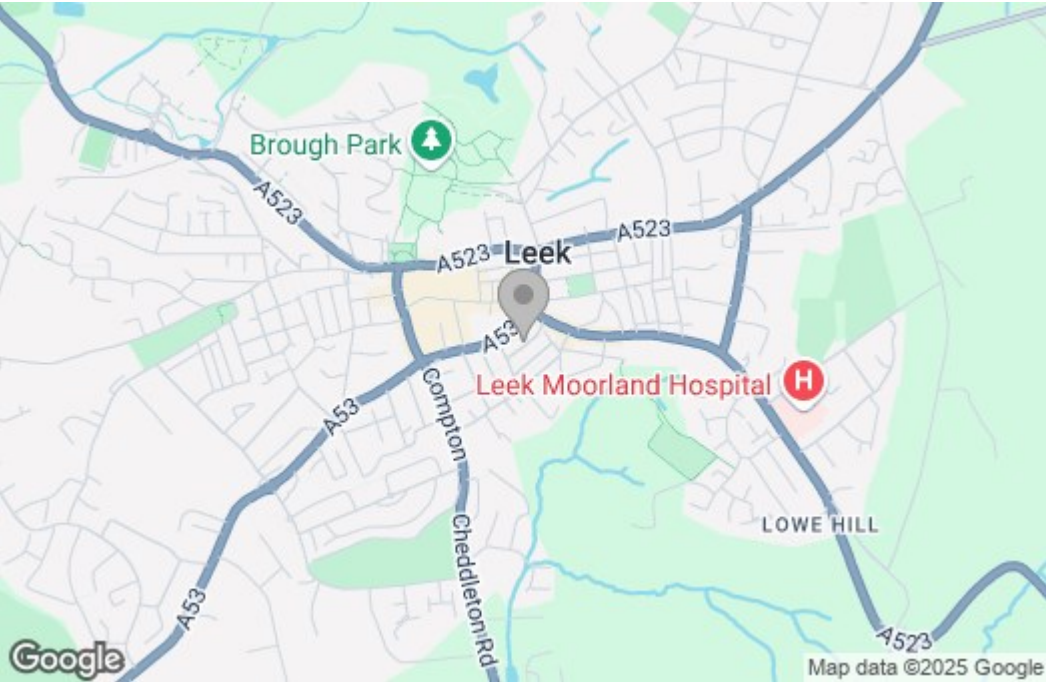


TOTAL: 81.0 sq.m. (872 sq.ft.)

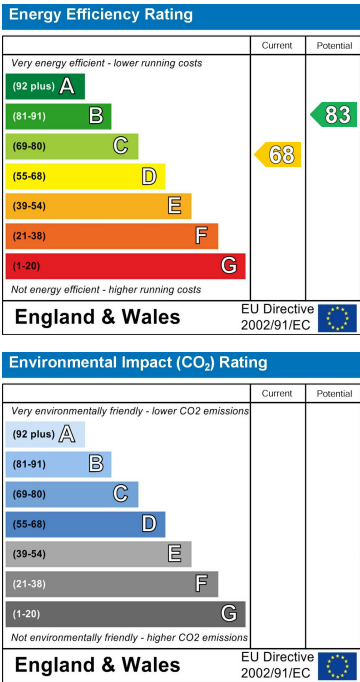
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.