



1 New Lane

, Brown Edge, ST6 8TQ

£1,250 Per month



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

Tucked away in the sought-after village of Brown Edge, this much-loved family home is now available To Let and is ready to welcome its next chapter.

Offering flexible living, the bungalow features three bedrooms – with one conveniently located on the ground floor that could easily double as a guest room, home office, or snug. Upstairs, two further bedrooms provide comfortable spaces for the family to retreat.

At the heart of the home is a bright kitchen and dining area, perfect for family meals and gatherings. Step outside and you'll find a beautifully established garden with a mix of lawn, shrubs, and mature planting – an ideal spot for summer evenings. The garden also benefits from a summer house and shed for hobbies or storage.



Denise White Estate Agent Comments

Situated in the popular village of Brown Edge, this well-cared-for family home is now available to rent. Offering versatile living space, the property comprises three bedrooms – one located on the ground floor, which could alternatively be used as a study, office, or second reception room, and two further bedrooms on the first floor.

The heart of the home features a kitchen and dining area, ideal for family meals and entertaining. Outside, the property boasts a generous, well-established garden with lawn and mature shrubs, providing a peaceful outdoor space. Additional benefits include a driveway, double garage, summer house, and garden shed.

This welcoming bungalow combines practicality with charm, making it an excellent choice for those seeking a home in a desirable location.

Location

Within walking distance of the property are plenty of local amenities including a local park, shop, hairdressers, and cake shop as well as St Anne's Primary School which is situated right next to the property and Endon High School not too far away. Brown Edge is a village and civil parish in the Staffordshire Moorlands district of Staffordshire. The village is on the fringe of The Potteries Urban Area, and is about 5 miles north-east of Hanley in Stoke-on-Trent. Also within easy travelling distance to the market town of Leek. Adjacent Parishes - Endon - Horton - Biddulph - Norton le Moors

Living Room 16'4" x 9'6" (4.99 x 2.90)

Carpet floor covering, radiator, fire surround, light fitting, uPVC window

Bedroom One 9'8" x 10'10" (2.95 x 3.31)

Carpet floor covering, radiator, light fitting, uPVC window to front elevation.

Kitchen 9'6" x 6'9" (2.90 x 2.07)

Tiled floor covering, above and below cupboards, sink and drainer with mixer tap, integrated over, hob and extractor, storage cupboard, uPVC window to rear aspect.

Bathroom 6'4" x 6'5" (1.95 x 1.96)

Non slip vinyl floor covering, WC, wash hand basin, curved shower unit with glass sliding screen, tiled wall covering, heated towel rail, cabinet, down lights, wall light, uPVC window

Dining Area 10'9" x 8'5" (3.30 x 2.57)

Carpet floor covering, radiator, access to first floor, light fitting, uPVC window

Bedroom Two 9'5" x 9'9" (2.88 x 2.99)

Carpet floor covering, radiator, canopy with lights, light fitting, uPVC window

Bedroom Three 7'7" x 9'4" (2.33 x 2.87)

Carpet Floor covering, radiator, light fitting, uPVC window

Outside

Private driveway to the left of the property leading down to a double garage and access to a well established garden with scrubs and lawn. Summer house and separate shed.

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 £288.00

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. The deposit for this property equals £1442.00

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 2025 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.

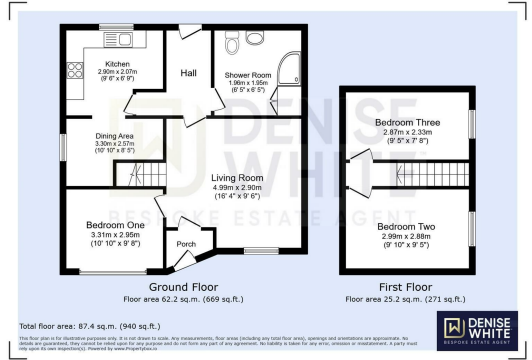
About Your Agent

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 advise with any information on the local property market and the local area.

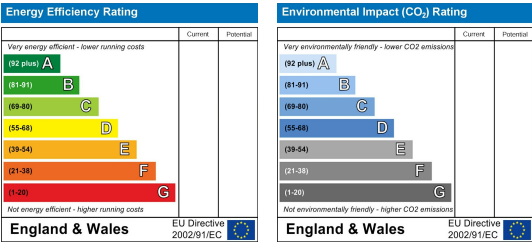
Area Map



Floor Plans



Energy Efficiency Graph



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