



**61 Millfield Crescent, Stoke-On-Trent, ST2 7DF**

**£850**

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

Two bedroom semi-detached bungalow in a quiet, residential area with a fitted kitchen, lounge, two bedrooms, shower room, private rear garden and off-road parking. Ideal for tenants looking for low-maintenance, single-level living close to local amenities and green spaces.

## Denise White Agent Comments

This two bedroom semi-detached bungalow is situated in a quiet and popular residential area, offering peaceful, low-maintenance living with local amenities close by.

The property comprises a good-sized lounge, a spacious kitchen with room for appliances, and two comfortable bedrooms, one with fitted wardrobes. A shower room completes the accommodation. Externally, there is a private, low-maintenance rear garden and off-road parking to the front, ideal for easy living. With its single-level layout and convenient location, this bungalow is particularly well suited to tenants seeking a quiet, accessible home with local amenities and green spaces on the doorstep.

## Entrance Hall

Wooden front door with obscure glass panels and a side window, allowing natural light into the entrance. Tile effect flooring and doors leading to the kitchen and lounge.

## Kitchen

8'8" x 9'7" (2.65 x 2.93)



Fully tiled walls and patterned tile effect flooring, and fitted with a range of wall and base units with worktops. New freestanding gas cooker, stainless steel sink with mixer tap, and space for a washing machine, fridge freezer, and under counter appliance. Benefiting from a pantry cupboard, and with a uPVC window and back door that leads to the garden.

## Living Room

11'1" x 19'10" (3.4 x 6.07)



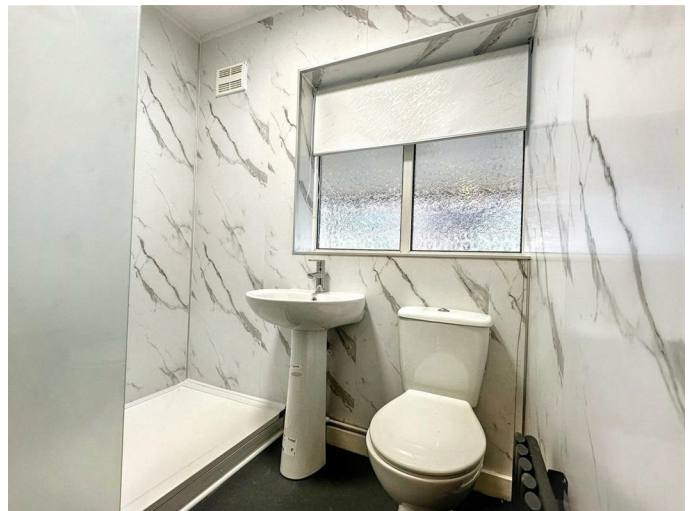
Good-sized lounge with fitted carpet and neutral décor, with feature wallpaper to the chimney breast and a focal fireplace. The room has both wall and ceiling light fittings, a uPVC window, and a door leading to the inner hall.

## Hallway

Fitted carpet and neutral décor, with an airing cupboard and giving access to both bedrooms and the bathroom.

## Shower Room

5'2" x 6'3" (1.60 x 1.93)



White marble pattern shower paneling to the walls. Featuring a white suite comprising a WC, pedestal basin, and step-in shower enclosure with glass screen and thermostatic shower with both handheld and rainfall heads.

## Bedroom 1

11'1" x 10'11" (3.40 x 3.33)



Double bedroom with fitted carpet, neutral painted walls and one floral feature wall. uPVC window and radiator.

## Bedroom 2

6'10" x 10'6" (2.09 x 3.21)



Bedroom with fitted carpet, painted walls, uPVC window, and built-in wardrobes with mirrored sliding doors.

## Outside



To the front of the property is a mix of paved driveway and modern printed concrete providing

off-road parking, with a gate giving access to the back garden.

The rear features a low-maintenance paved garden with wooden fence borders.

Please note: The garage is not included in the tenancy and is not available for tenant use.

## Location

The property is situated in a popular residential area bordering both Milton and Baddeley Green. The location offers a peaceful suburban setting while being just a short distance from a range of local amenities including shops, cafés, pubs and everyday services.

There is also convenient access to main road routes into Stoke-on-Trent and surrounding Potteries towns, along with nearby green spaces and countryside towards the Staffordshire Moorlands, making it an attractive location for those seeking a quieter pace of life while remaining well connected.

## Holding Deposit

A holding deposit equivalent to one week's rent (£196) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

## Security Deposit

A security deposit equivalent to five weeks' rent (£980) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

## Agent Notes

Tenure: Freehold

Services: Mains gas, electric and water.

Council Tax: Stoke-on-Trent City Council Band C

EPC Rating: C

## About Your Agent

"In a world where you can be anything, be kind"

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.

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 advise.

### **We Won!!**

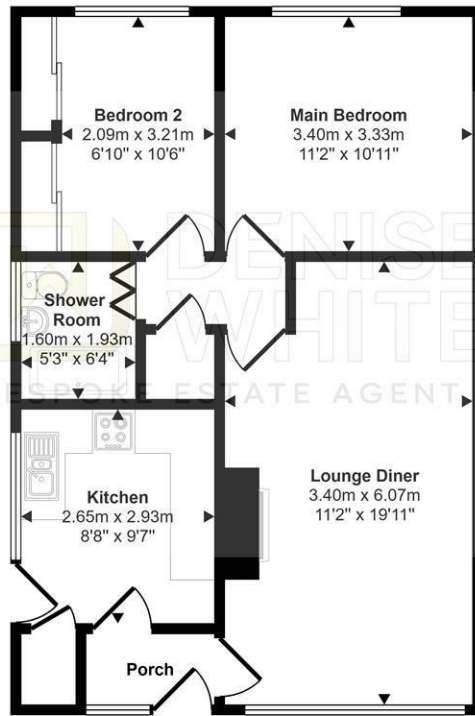
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2024 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

# Floor Plan

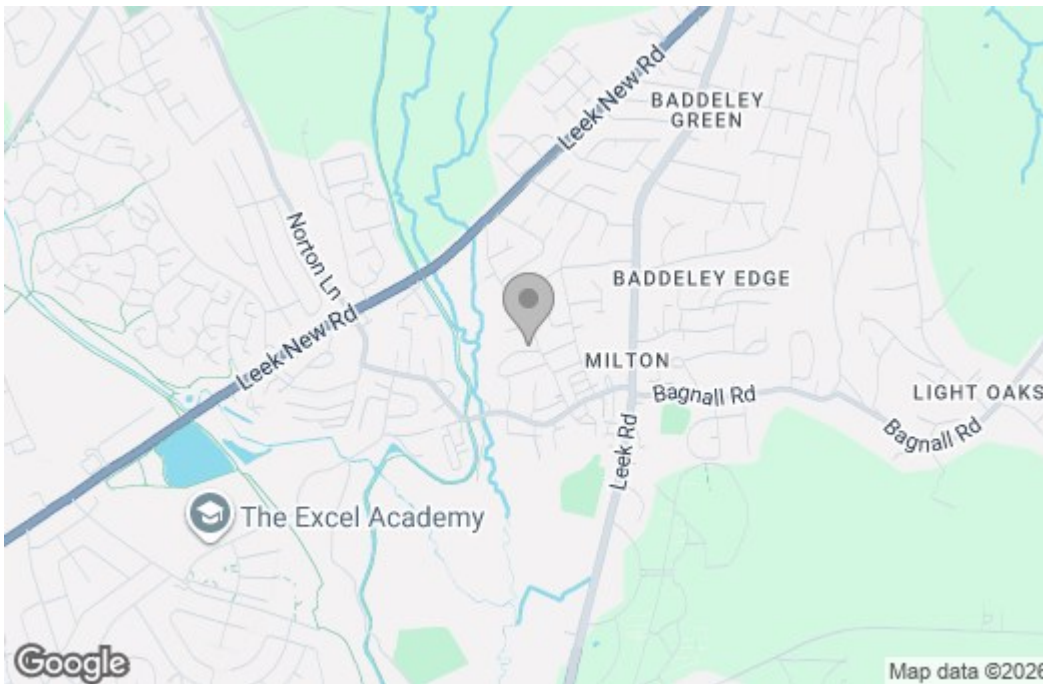
Approx Gross Internal Area  
59 sq m / 635 sq ft



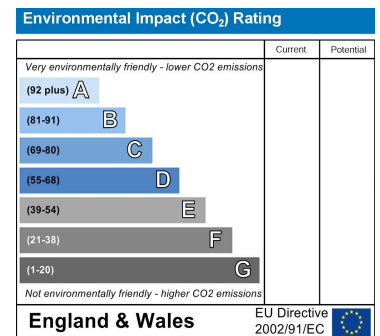
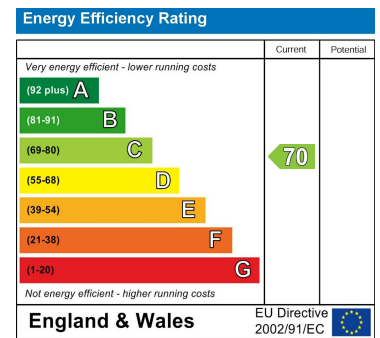
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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