



 DENISE

## 160 John Street

Biddulph, Stoke-On-Trent, ST8 6HW

**£850 Per month**



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

This well presented two-bedroom end-terrace property is located on John Street in the popular area of Biddulph, close to local amenities and transport links.

The accommodation briefly comprises a welcoming lounge, modern kitchen diner and stunning bathroom, offering comfortable and practical living space. To first floor you will find two good sized bedrooms.

Finished to a high standard throughout, suitable for professionals or a small family this home is available from 1st February.



## Denise White Estate Agent Comments

"A beautifully refurbished two-bedroom home in Biddulph."

This well presented two-bedroom end-terrace property is situated on John Street in the popular area of Biddulph and offers modern accommodation throughout. The ground floor comprises a comfortable lounge leading through to a modern kitchen diner, fitted with a range of contemporary wall and base units, integrated oven and hob with extractor above, and finished with striking tiled splashbacks and wood-effect flooring.

To the first floor are two well-proportioned bedrooms and a stylish bathroom, which has been finished to a high standard and features a modern white suite including a panelled bath, vanity wash hand basin, and WC. The bathroom is complemented by marble-effect wall tiling, wood-effect flooring, a heated towel rail, and mirrored storage.

Externally to the rear is a low maintenance yard.

This attractive home is ready to move into and is conveniently located close to local amenities and transport links. Available from 1st February.

## Location

Biddulph is a well-regarded Staffordshire market town offering a range of local amenities including shops, supermarkets, cafés, schools, and leisure facilities. The town benefits from excellent transport links to nearby areas such as Stoke-on-Trent, Congleton, and Macclesfield, making it ideal for commuters. Surrounded by attractive countryside and close to Biddulph Grange Country Park, the area combines everyday convenience with access to outdoor leisure opportunities.

### Lounge 13'4" x 12'3" (4.07 x 3.75)

Wood effect floor covering, feature fireplace, radiator, uPVC window and door, light fitting

### Kitchen Diner 41'4" x 35'1" (12.6 x 10.7)

Wood effect floor covering, above and below grey cabinetry, striking red partial tiled wall/splash back, integrated oven with extractor fan, stainless steel sink and drainer, radiator, uPVC window, light fitting

### Bathroom 24'3" x 16'8" (7.40 x 5.10)

Wood effect floor covering, modern white suite comprising a panelled bath with contemporary fittings, WC, and a vanity wash hand basin with storage below. Elegant marble-effect wall tiling, wall-mounted heated towel rail and a mirrored wall cabinet.

### Bedroom One 43'11" x 40'8" (13.4 x 12.4)

Carpet floor covering, radiator, uPVC window, light fitting

### Bedroom Two 41'4" x 34'1" (12.6 x 10.4)

Carpet floor covering, radiator, uPVC window, light fitting

## Outside

Secure and gated, low maintenance yard.

## 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. For this property this equates to £196.00

## 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 £980.00

## 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.

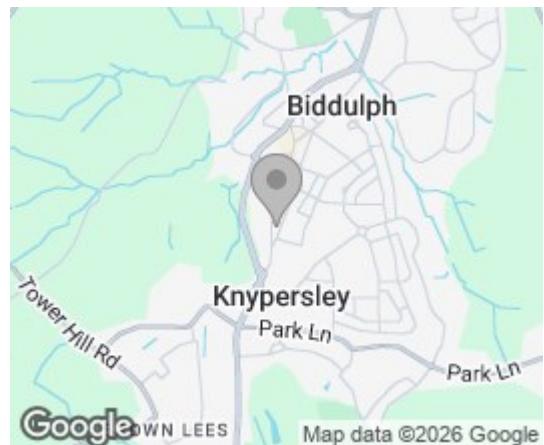
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the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

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.

## Area Map



## Floor Plans



Total floor area: 66.1 sq.m. (711 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale, any measurements, floor areas (including any total floor areas), spacings and dimensions 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 inaccuracy in a party must be responsible for any loss or damage arising from the use of this floor plan.



## Energy Efficiency Graph

