



6 Church Avenue, Staffordshire, ST13 7TR

£1,100

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Situated in the area of Grindon, this three bedroom semi-detached home enjoys a peaceful setting surrounded by beautiful countryside. The property offers a spacious lounge, fitted kitchen, a practical utility room, and both downstairs and upstairs bathrooms for added convenience. Upstairs, you'll find three bedrooms, while outside there is a private garden with open views of the surrounding fields.

Denise White Agent Comments

This three bedroom semi-detached property is situated in a quiet and peaceful location in Grindon, offering easy access to nearby towns but enjoying a more tranquil setting. The ground floor welcomes you with a small entrance hall, giving access to a bathroom, a comfortable lounge, and the stairs leading to the first floor. From the lounge, enter into a bright kitchen fitted with a range of base and wall units, which in turn leads to a practical utility room with access to the garden. Upstairs, the property offers three bedrooms - two doubles and a single - alongside a second bathroom complete with a shower cubicle, WC, and a sink set into a vanity unit.

Outside, both front and rear gardens provide plenty of outdoor space. The front garden is laid to lawn and bordered by a charming stone wall, with a path leading to the front door. The rear garden features a lawn, a shed and a small paved patio area, all complemented by open views over surrounding fields and countryside. This property perfectly combines practical living space with a peaceful, semi-rural location.

Location

Located in Grindon, a peaceful village surrounded by rolling hills and open countryside, yet just a short drive from the market town of Leek. Positioned on the edge of the stunning Peak District, it's ideal for those who enjoy the outdoors, with scenic walking routes, cycling trails and far-reaching views on the doorstep, while still offering convenient access to amenities in nearby towns across the Staffordshire and Derbyshire regions.

Entrance Hall

UPVC front door and dark tile effect flooring, providing access to the downstairs bathroom, lounge and stairs.

Living Room

21'3" x 11'0" (6.48 x 3.36)



Light wood laminate flooring and uPVC windows to both the front and rear aspects, allowing for good natural light. There is also a fireplace which serves as a focal point of the room.

Kitchen

10'0" x 9'9" (3.07 x 2.98)



Light wood effect laminate flooring and fitted with a range of wall and base units with worktops and a tiled splashback. There is space for a freestanding cooker and an undercounter appliance. A uPVC window provides natural light.

Utility Room

7'10" x 6'7" (2.39 x 2.02)

Located off the kitchen and has tile effect vinyl flooring. There is space for freestanding appliances

and a uPVC door providing access to the rear garden.

Downstairs Bathroom

7'3" x 5'6" (2.21 x 1.69)



Fully tiled walls and dark tile effect flooring. Fitted with a WC, pedestal hand basin and a bathtub with an electric shower over. Three obscured uPVC windows provide natural light and privacy.

Stairs & Landing

Carpeted stairs lead to the first floor, providing access to three bedrooms and the upstairs bathroom.

Bedroom One

10'8" x 10'8" (3.27 x 3.26)



Double bedroom with fitted carpet and neutral décor. There is a uPVC window to the front aspect and a radiator.

Bedroom Two

10'1" x 11'10" (3.08 x 3.62)



Another double bedroom featuring fitted carpet, a uPVC window, and a radiator.

Bedroom Three

10'9" x 6'9" (3.29 x 2.07)



Single bedroom with fitted carpet, a radiator, and a uPVC window.

Upstairs Bathroom

7'2" x 8'10" (2.20 x 2.70)



Dark tile effect flooring and partially tiled walls. Fitted with a white WC, a shower cubicle with a thermostatic shower, and a sink set on a white vanity unit. A uPVC window provides natural light.

Outside



To the front of the property is a lawned garden with a stone wall boundary and a path leading to the front door. Off-road residents' parking for 2-3 vehicles is located opposite the house.

The rear garden includes a lawn, a large wooden shed for storage, and a small paved patio area at the bottom of the garden with stunning open views across the surrounding fields and countryside.

Holding Deposit

A holding deposit equivalent to one week's rent

(£253.80) 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 (£1,269) 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: Oil

Council Tax: Staffordshire Moorlands Band B

EPC: E

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.

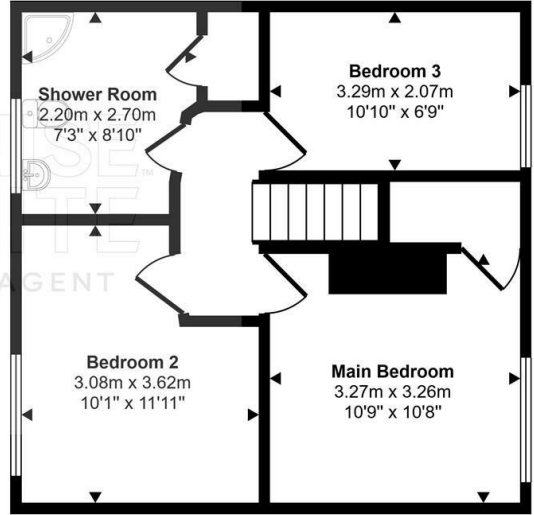
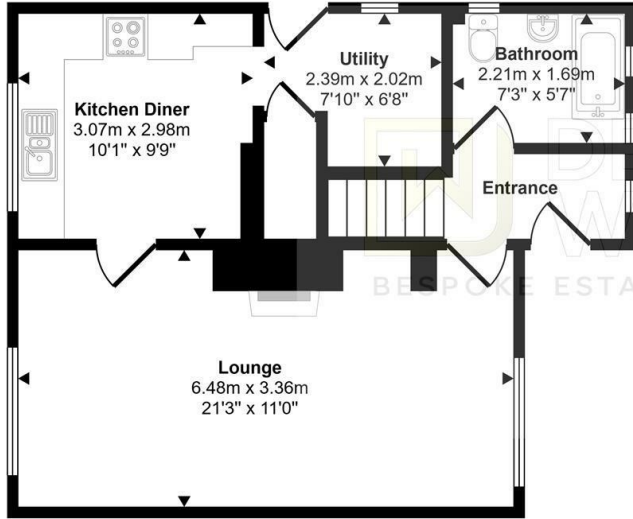
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the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

Additionally the team have been successful in

receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 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
88 sq m / 949 sq ft



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

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

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