DENISE WHITE™
BESPOKE ESTATE AGENT









70 Whitfield Road, Stoke-On-Trent, ST6 8AH

£895 Per month

"A little more room to make yourself at home."

Step inside this charming semi-detached home, where generous room sizes and comfortable living spaces create a welcoming place to call home.

With two spacious double bedrooms, separate living and dining rooms, and a private enclosed garden, this is a home that offers both space and practicality.

Briefly comprising: Bay-fronted living room, separate dining room, fitted kitchen, family bathroom and two double bedrooms. Outside benefits include a low-maintenance front garden, driveway parking for two vehicles, patio seating area and secure rear garden.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agent Comments



This well presented two bedroom semi-detached home offers generous modern accommodation combined with practical everyday living.

The ground floor features a bay-fronted living room, a separate dining room, and a well-proportioned kitchen fitted with an integrated oven and hob. To the first floor are two spacious double bedrooms, complemented by a family bathroom fitted with a bath and overhead shower.

Externally, the property benefits from a low-maintenance front garden and a private driveway providing off-road parking for two vehicles. To the rear, a patio seating area leads to a secure, enclosed garden, offering a pleasant space to enjoy the outdoors.

With its generous room sizes, separate living and dining spaces and excellent parking, this home would make an ideal choice for couples, professional tenants or small families seeking comfortable accommodation with room to enjoy everyday life.

Location



Situated within the popular residential area of Ball Green, this property benefits from a well-established community and local amenities. Ball Green Primary School is just a short walk away, with a selection of other well-regarded primary and secondary schools within easy reach. Local shops, community facilities and everyday amenities are all close by, while nearby Norton-le-Moors and Smallthorne offer further convenience.

For those who enjoy the outdoors, the beautiful Whitfield Valley Local Nature Reserve is nearby, providing scenic walks, open green spaces and an abundance of local wildlife. The area is also well connected, with regular local bus services and convenient road links providing easy access to the wider Stoke-on-Trent area, Burslem and surrounding towns.

Living Room

12'8" x 12'11" (3.87 x 3.94)



Laminate flooring covering, fire surround and hearth, radiator, UPVC bay style window, light fitting

Dining Room

11'3" x 12'11" (3.43 x 3.96)



Laminate flooring covering, fire surround and hearth, radiator, Upvc window, light fitting

Kitchen

12'0" x 7'6" (3.68 x 2.30)



Laminate flooring covering, radiator, base and wall units, integrated oven and hob with tiled splash back, sink and drainer unit with mixer tap, UPVC window, light fitting

Bedroom One

10'7" x 12'11" (3.23 x 3.94)



Laminate floor covering, radiator, UPVC window, light fitting

Bedroom Two

12'11" x 11'3" (3.96 x 3.43)



Laminate floor covering, radiator, UPVC window, light fitting

Bathroom



Tile floor covering, bath with over head shower, shower curtain, WC, wash hand basin, vertical radiator, cupboard housing gas boiler, UPVC window, light fitting

Outside



Low maintenance front garden, drive way to the side leading to a patio seating area, steps down to a secure fenced garden

Holding Deposit

A holding deposit equivalent to one week's rent (£206.40) 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 (£1,032) 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

Services: Mains gas, electric and water |
Council Tax: Stoke-on-Trent | Band: B |
EPC Rating: C
Please note: The landlord will manage the property directly after move in, including all maintenance and tenancy matters. Denise White Estate Agents are acting solely as the letting agent.

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 advice.

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!

Referencing Requirements

Prospective tenants will be subject to satisfactory referencing prior to the commencement of the tenancy. Applicants will be required to demonstrate a minimum gross annual household income equivalent to 2.5 times the annual rent, have no adverse credit history and provide satisfactory evidence of their Right to Rent in the UK. Additional referencing criteria may apply.

Please Note

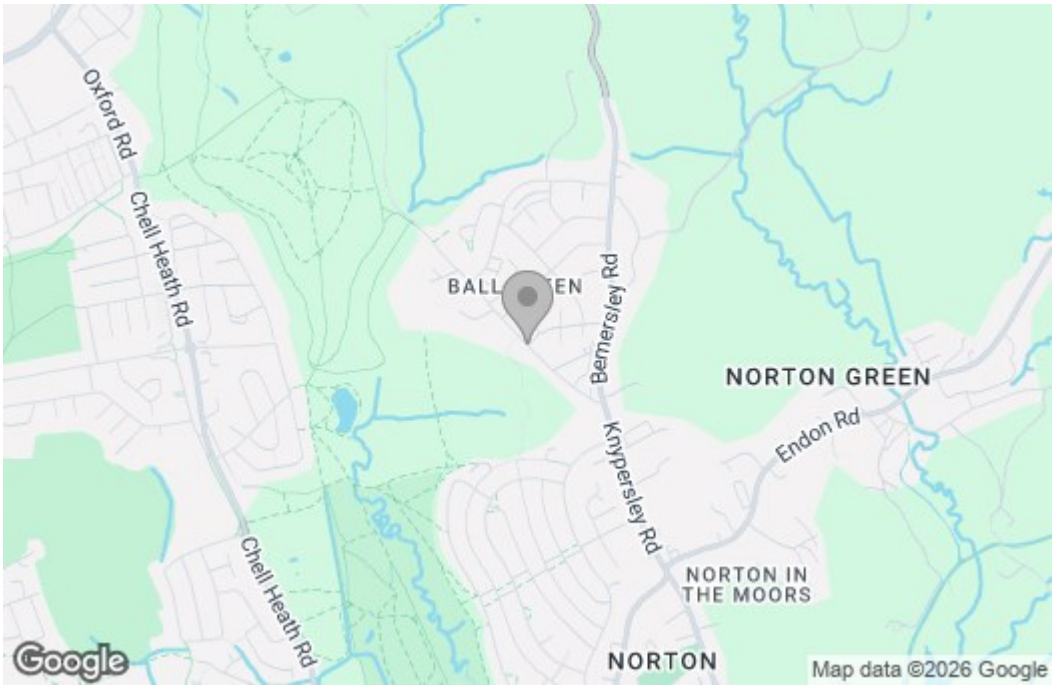
Please note that all measurements and descriptions are approximate and for guidance only. Some images may have been digitally enhanced using CGI or Artificial Intelligence (AI) for illustrative purposes only. These images may not reflect the property's current appearance or contents. Prospective tenants should satisfy themselves as to the property's condition and suitability before entering into a tenancy. The property is offered unfurnished, and any included fixtures, fittings or appliances will be confirmed prior to the commencement of the tenancy.

Floor Plan

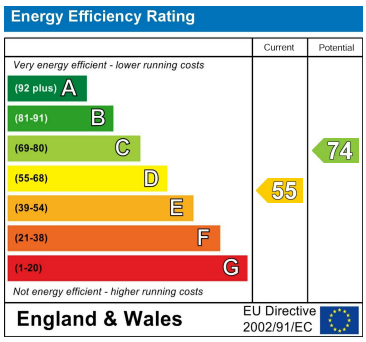


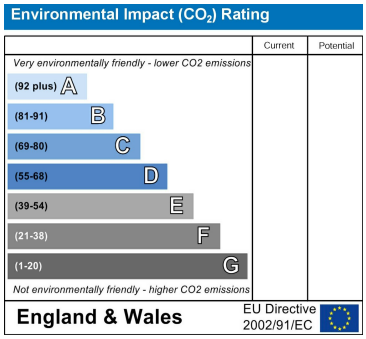
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





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.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk