DENISE WHITE™

BESPOKE ESTATE AGENT









971 Leek New Road, Stoke-On-Trent, ST2 7HQ

£1,100 Per month

"Every moment is a fresh beginning." - T.S. Eliot

This bright, beautifully maintained three-bedroom home perfectly balances modern comfort and abundant built-in storage with a peaceful lifestyle. Featuring a contemporary kitchen, a light-filled living room leading to a low-maintenance rear garden, and dedicated parking for two cars, it offers an ideal retreat for a couple or young family.

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

A bright, beautifully maintained property that perfectly balances modern comfort with a peaceful, community-focused lifestyle.

Set well back from the main road behind a low-maintenance front garden with mature topiary, this delightful home offers a surprisingly tranquil retreat.

Step into a welcoming entrance hall complete with a convenient cloakroom. The newly fitted modern kitchen is next to a light-filled living room featuring French doors that open directly onto the rear garden.

Upstairs offers three well-proportioned bedrooms—including two comfortable doubles—alongside a contemporary, newly fitted family bathroom.

Throughout the property is an abundance of built-in storage solutions designed for modern living.

Outside the easily maintained rear garden is ideal for relaxing or entertaining, and conveniently leads out to dedicated parking for two cars at the rear.

An ideal home for a couple, young family, or individual looking for convenience and peace of mind.

Location

Situated in a highly desirable area, this home falls within the catchment area for the sought-after Endon schools that are a short drive away. The vibrant local neighbourhood features an array of independent businesses, including local butchers, restaurants, convenience stores, and a post office. Plus, you are an easy drive away from the bustling town centres of Leek and Hanley.

Superbly connected property positioned for effortless commuting, featuring excellent local bus routes and immediate connectivity to major thoroughfares with the added advantage of having a friendly suburban feel with local shops, restaurants and countryside walks within meters of the back garden.

Entrance Hall

A welcoming entrance hall with stairs leading to the first floor, access to kitchen and living room. Under stair storage. Carpet. Light fitting. Window. Radiator.

Cloakroom

Understairs cloakroom with WC and basin. Ceiling light.

Kitchen

8'3 x 9'6 (2.51m x 2.90m)



A modern kitchen with a wide range of wall and base units with integrated oven, hob and extractor fan. Tiled flooring. Window and inset spotlights.

Lounge/Diner

14'9 x 15'11 (4.50m x 4.85m)



A sunny room with French doors opening onto the garden. Carpets. Broadband and aerial point. Space for living and dining. Two radiators.

Landing

Airing cupboard containing boiler, carpets, window. Ceiling light fitting.

Master Bedroom

8'2 x 15'6 (2.49m x 4.72m)




With views overlooking the garden and beyond, a range of fitted bedroom units including a wardrobe, vanity unit, headboard and bedside cabinets. Carpets. Ceiling light fitting. Aerial. Radiator.

Bedroom Two

8 x 10'3 (2.44m x 3.12m)




Window overlooking the front of the property. Carpeted. Ceiling light fitting. Built in wardrobe. Radiator

Bedroom Three

6'5 x 9'8 (1.96m x 2.95m)



With views to the rear. Built in desk and storage unit. Carpet. Ceiling light. Window to rear. Radiator.

Bathroom

6'5 x 5'11 (1.96m x 1.80m)



Newly fitted bathroom with toilet, pedestal basin, bath with overhead shower. Window, extractor fan. Towel radiator. Inset spotlights. Fully tiled.

Outside



To the rear of the property is a generous sized garden with a patio area laid with flags. Well established borders and gravelled area leading to double gates. Access to two parking spaces, alternatively the garden could be used for any additional vehicles. To the front of the property is a walled front garden laid to gravel with a path leading to the front door and a path to the side of the property leading to the back garden, this has space for the wheelie bins.

Holding Deposit
A holding deposit equivalent to one week's rent (£254) 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
Services: Mains gas, electric and water |
Council Tax: Stoke-on-Trent | 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 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 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!

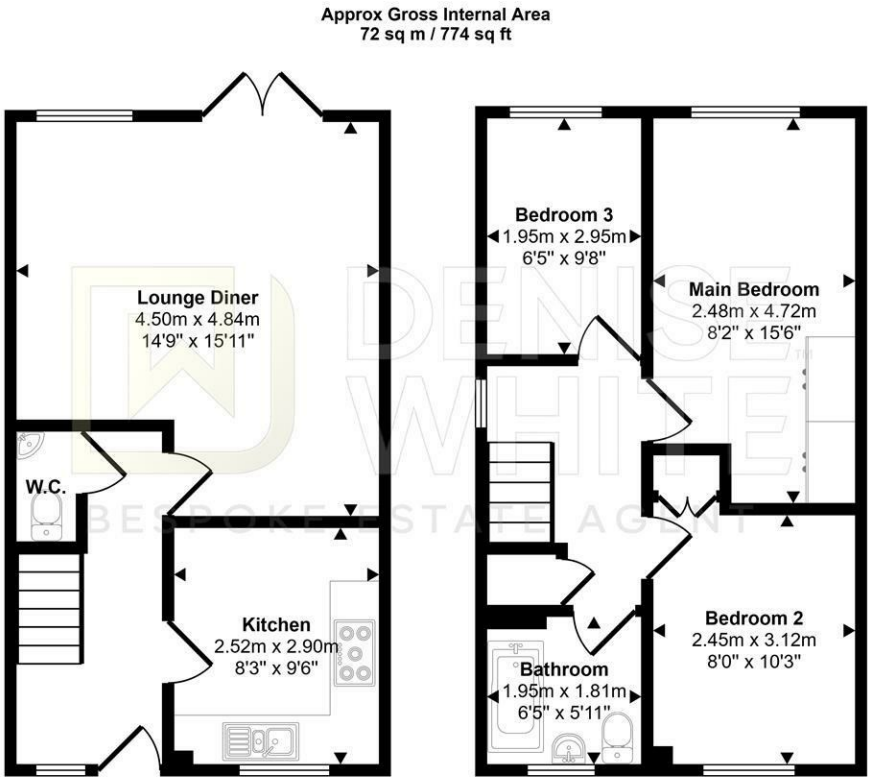
Referencing Requirements

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. Prospective tenants should satisfy themselves as to the property's condition and suitability before entering into a tenancy. Photographs may have been enhanced. The property is offered unfurnished, and any included fixtures, fittings or appliances will be confirmed prior to the commencement of the tenancy.

Floor Plan

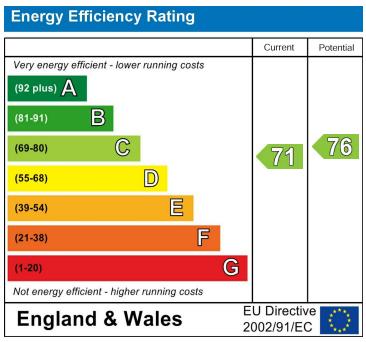


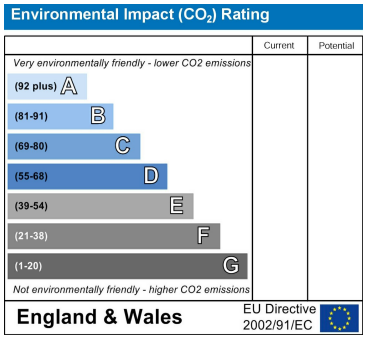
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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