



18 Burton Street

, Leek, ST13 8BT

£850 Per month



Two bedroom semi-detached home with gardens, garage and off-road parking, ideally located close to Leek town centre, local amenities and surrounding countryside.

Comprising a welcoming entrance hall, lounge diner, fitted kitchen, utility room, two well-proportioned bedrooms and a modern bathroom, this property offers a practical and well-balanced home in a popular residential location.

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



Denise White Agent Comments

This two bedroom semi detached home offers spacious and practical accommodation throughout, complemented by gardens to the front, side and rear. The property also benefits from a garage and off-road parking. Internally, the property comprises a welcoming entrance hall, a bright lounge diner, a modern fitted kitchen, a useful utility room, two well-proportioned bedrooms and a contemporary bathroom. Externally, there is attractive outdoor space featuring a mix of lawn and patio areas, as well as a storage shed.

Situated in the popular location of Leek, the property is conveniently placed for access to nearby retail stores, supermarkets and schools, as well as Leek town centre with its range of independent shops, cafés and amenities. It's also just a short drive from the beautiful surrounding countryside, including The Roaches, Rudyard Lake and Tittesworth Reservoir.

Ideal for tenants seeking a comfortable and well-balanced home in a popular Leek location, offering the rare combination of parking, outdoor space and easy access to both local amenities and stunning nearby countryside.

Entrance Hall

Welcoming entrance hall featuring new cream carpet and neutral decor, with access to the living room, kitchen and stairs to the first floor.

Living Room 14'6" x 11'6" (4.44 x 3.51)

Generous lounge diner featuring a bay window, stylish wall panelling and electric fireplace, with space for both dining table and comfortable seating.

Kitchen 8'7" x 7'1" (2.63 x 2.18)

Contemporary kitchen with light wood cabinetry, black fittings and splashback, and integrated electric oven. Finished with under-cabinet lighting, a breakfast bar and uPVC double glazed window with view to the rear garden.

Utility Room 6'2" x 3'7" (1.88 x 1.11)

Convenient utility room off the rear hall, housing the combi boiler and providing space for appliances.

Stairs & Landing

Carpeted stairs and landing giving access to both bedrooms and the bathroom.

Bedroom One 14'2" x 9'6" (4.32 x 2.92)

Double bedroom to the front of the property with UPVC double glazed window, gas central heating radiator, feature tiled wall, carpeted flooring and built-in storage cupboard.

Bedroom Two 9'6" x 8'7" (2.91 x 2.63)

Second bedroom to the rear with neutral décor and a feature wall, UPVC double glazed window, gas central heating radiator and carpeted flooring.

Bathroom 7'1" x 5'3" (2.18 x 1.62)

Stylish bathroom featuring modern tiled walls and built-in shelving with LED lighting, comprising a bath with thermostatic shower over and glass screen, wash hand basin set within a vanity unit, WC and illuminated mirror. UPVC double glazed window and gas central heating radiator.

Outside

The property benefits from gardens to the front, side and rear. The front garden is laid to lawn with a pathway and steps leading to the entrance, bordered by established hedging and bushes. The rear garden features a cobbled area with wooden shed, a path leading to a side gate, and two lawned areas including one of a generous size with a modern patio to the far end, all enclosed by hedging for added privacy.

Location

Situated in the market town of Leek within the Staffordshire Moorlands, the property enjoys a convenient location with easy access to the town centre and its wide range of independent shops, cafés, and everyday amenities, along with nearby supermarkets and retail stores just a short walk away. Leek retains much of its traditional character, offering a blend of weekly markets, independent retailers, and a variety of places to eat and drink. The location also benefits from good transport links to surrounding towns and key road networks, making it well suited for both local convenience and wider commuting.

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.

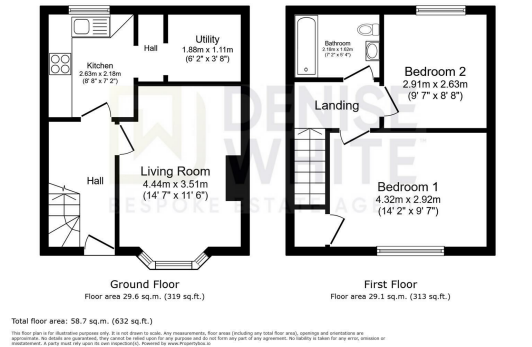
Agent Notes

Tenure: Freehold
Services: Mains gas, electric and water.
Council Tax: Staffordshire Moorlands District Council Band B
EPC Rating: D

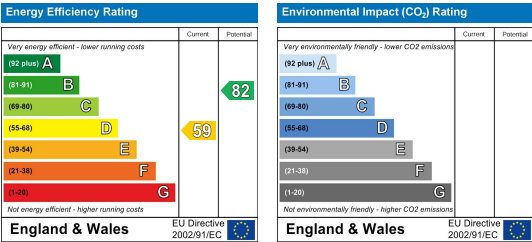
Area Map



Floor Plans



Energy Efficiency Graph



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