DENISE WHITE™

BESPOKE ESTATE AGENT

# 56 Sunnyside Avenue, Tunstall, Stoke-On-Trent, ST6 6EB

## £800 Per month

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

Available now, a two bedroom semi-detached property in a popular residential area of Tunstall.

The ground floor features a spacious living area and a well-proportioned kitchen, while upstairs you'll find two comfortable bedrooms and a clean, tidy bathroom and WC.

Outside, the property benefits from a small, low-maintenance front garden and a generous rear garden, ideal for relaxing, entertaining, or creating your perfect outdoor space.

Located within easy reach of Tunstall town centre, transport links, and local amenities, this property is ideal for couples, small families, or professionals.

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 Agents Comments

Situated on Sunnyside Avenue, this property offers a practical and comfortable home within easy reach of the amenities of Tunstall town centre and just a short walk from Tunstall's Victoria Park. The accommodation comprises an entrance hall leading to a good-sized lounge, kitchen, and stairs to the first floor. The kitchen is fitted with a range of wall and base units and provides convenient access to the dining room, which features double uPVC French doors opening onto the rear garden.

Upstairs, the property includes a double bedroom to the front and a further bedroom to the rear, both with fitted carpet and neutral décor. The bathroom benefits from a bath and separate shower cubicle, and there is a separate WC off the landing. Externally, the front garden is enclosed with a brick wall and path to the front door, while the rear and side gardens feature block paving, steps leading to a lawned area, and enclosed by fencing.

## Entrance Hall

With fitted carpet and neutral walls, giving access to the lounge, kitchen, and staircase to the first floor.

## Living Room

Front lounge with fitted carpet and neutral décor, featuring an electric fireplace, radiator, and uPVC window.

## Dining Room

With fitted carpet and neutral décor, featuring double uPVC French doors to the rear garden and access to the lounge and kitchen.

## Kitchen

Featuring a range of wood laminate wall and base units, black worktops, tiled walls and flooring. There's also a stainless steel sink with mixer tap, uPVC window and space for a freestanding cooker and under-counter appliances.

## Bedroom One

Double bedroom with fitted carpet, neutral décor, two uPVC windows, and radiator.

## Bedroom Two

Another bedroom this time to the rear, with fitted carpet, neutral décor, uPVC double glazed window, and radiator.

## Bathroom

With dark tile-effect vinyl flooring, tiled walls, bath with shower attachment, separate shower cubicle, pedestal wash hand basin, radiator, and uPVC obscure window.

## WC

Separate WC with toilet.

## Outside

Enclosed front garden with brick wall and path to the entrance.
To the rear and side is block paving with steps up to a lawn area. Wooden fence borders.

## Location

Situated on Sunnyside Avenue, the property is within easy reach of local shops and schools, as well as the larger retail stores and supermarkets in Tunstall centre. It also offers convenient access to public transport and is just a short walk from Tunstall's Victoria Park.

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings - prospective tenants are advised to view the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the Landlord.

## Holding Deposit

A holding deposit equivalent to one week's rent (£184) 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 (£920) 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.

## Agents Notes

Tenure: Freehold
Services: Mains gas, electric and water.
Council Tax: Stoke-on-Trent City Council Band A
EPC Rating: D

## About Your Agent

"In a world where you can be anything, be kind"

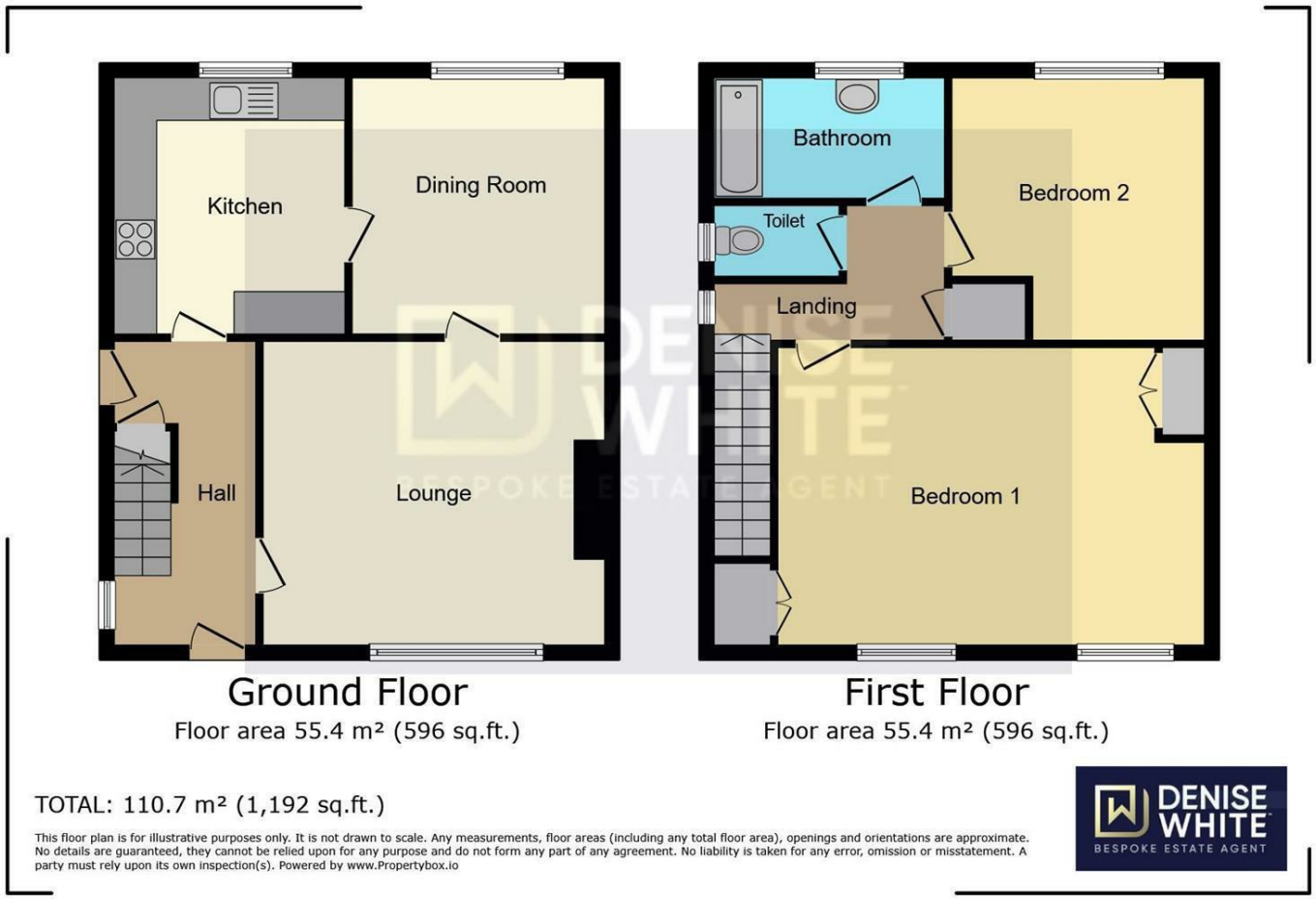
Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the

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!!**

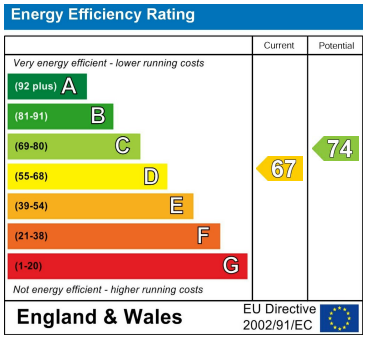
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.
The British Property Awards, renowned 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!

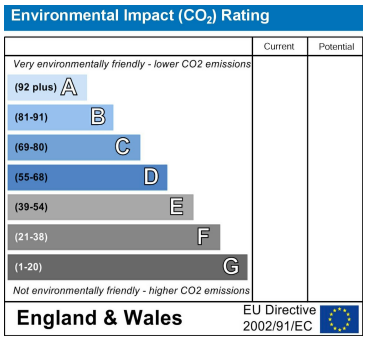
## Floor Plan




## 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.

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