



**20 Moorland Road, Leek, ST13 5BW**

**£950 Per month**

Spacious detached dormer bungalow in a peaceful location. With a living room, dining room, fitted kitchen, master bedroom and shower room to the ground floor, plus two first-floor bedrooms and a WC. Benefitting from easy to maintain gardens, a large garage, outhouse, and driveway parking. Ideal for tenants seeking a quiet, easy-to-manage home.

### Denise White Agent Comments

This well-presented detached dormer bungalow offers spacious and versatile accommodation across two levels, making it ideal for tenants seeking a comfortable, easy-to-manage home. The property features light-filled living and dining rooms, a fitted kitchen, a master bedroom and shower room on the ground floor, as well as two bedrooms and a convenient WC on the first floor.

Outside, the property benefits from landscaped gardens, perfect for relaxing, along with a large garage and an outhouse providing ample storage. Off-road parking is available on the driveway. Situated in a sought-after residential area of Leek, with easy access to local amenities and transport links, this charming bungalow is perfect for tenants looking for a peaceful, well-appointed home.

### Entrance Hall



Featuring a uPVC door and oak wood flooring, with a radiator. Gives access to the ground floor rooms and the staircase leading to the first floor.

### Lounge

11'10" x 16'10" (3.62 x 5.15)



Decorated in neutral colours and with Carion herringbone flooring. A feature fireplace with a log burner adds character, while double glazed windows to the front and side let in plenty of natural light. Gas central heating radiator.

### Kitchen

10'11" x 10'9" (3.35 x 3.30)



Fitted with a range of wood wall and base units, including an integrated oven, hob, and fridge. There is space for a microwave, under-counter washing machine, and dishwasher. A stainless steel sink with mixer tap is installed, and double glazed windows to the front and side offer natural light. Amtico wood flooring. Gas central heating radiator.

## Dining Room

11'10" x 7'8" (3.62 x 2.35)



With fitted carpet and neutral walls. Patio doors lead directly to the rear garden, providing easy access. Gas central heating radiator.

## Bedroom One

12'1" x 10'11" (3.69 x 3.34)



Double bedroom to the ground floor featuring Carion herringbone flooring. A double glazed window looks out over the rear garden. Gas central heating radiator.

## Shower Room

7'9" x 5'9" (2.37 x 1.76)



Includes a large walk-in shower cubicle, wash hand basin set into a vanity unit, and a WC. A double glazed window provides natural light and ventilation. Gas central heating radiator.

## Stairs & Landing

Carpeted stairs leading to the first floor. Large storage cupboard to landing.

## WC

5'8" x 3'9" (1.74 x 1.15)



Featuring a wash hand basin set in a vanity unit and a Saniflo toilet. Heated towel rail and a skylight window to the side aspect.

## Bedroom Two

16'10" x 10'11" (5.15 x 3.35)



Double glazed window to the front aspect and two skylight windows to the side. Gas central heating radiator. Plenty of storage options with under-eaves storage and a built-in wardrobe housing a wall-mounted Baxi gas boiler. Fitted carpet. Built in desk. Please note this room has sloped ceilings.

## Bedroom Three

10'11" x 8'5" (3.33m x 2.59m)



Double glazed window to the rear aspect. Gas central heating radiator. Storage space under the eaves. Fitted carpet. Please note this room has sloped ceilings.

## Outside



To the front, the property has a low maintenance stone garden with small shrubs and plants, and a block-paved driveway leading under the carport. The rear garden is landscaped over tiers, with artificial grass on the lower level and stone steps up to a large patio area. There are established trees, bushes, plants, and decorative garden ornaments.

## Garage

32'10" x 11'1" (10.02 x 3.39)

The large garage has double glazed windows and is fitted with power and lighting, and a radiator, providing flexible storage or workspace.

## Outhouse

10'7" x 4'11" (3.24 x 1.52)

The outhouse offers additional storage and is accessed directly from the garden.

## Location

Situated in a popular residential area, the property is within walking distance of Leek town centre.

Leek is a historic market town in the Staffordshire Moorlands, offering a good range of independent shops, cafés, and everyday amenities. The town retains much of its character, with a mix of traditional markets, local retailers, and a variety of places to eat and drink. For those who enjoy the outdoors, there are several well-known attractions not too far afield, including The Roaches, Rudyard Lake and Tittesworth Reservoir, all within easy reach.

### **Holding Deposit**

A holding deposit equivalent to one week's rent (£219) 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 (£1095) 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 D

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!!**

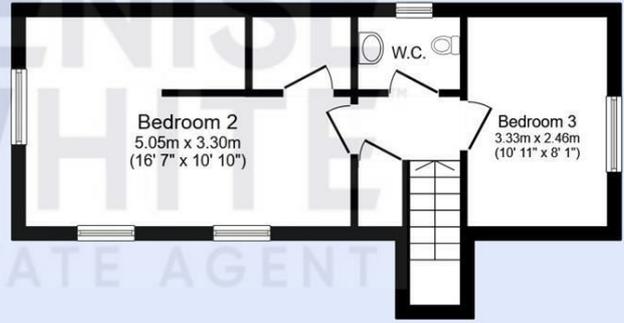
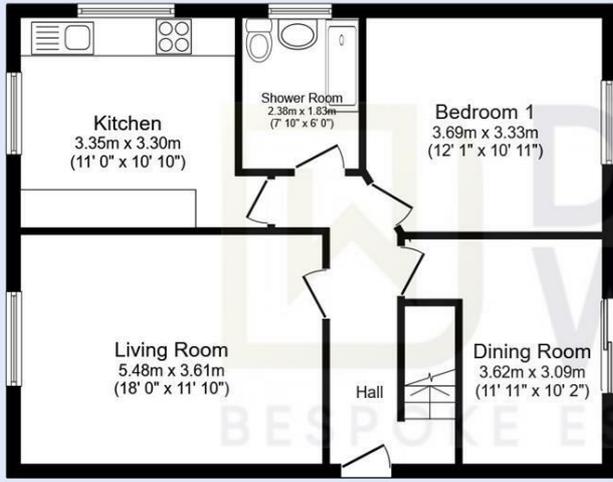


Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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

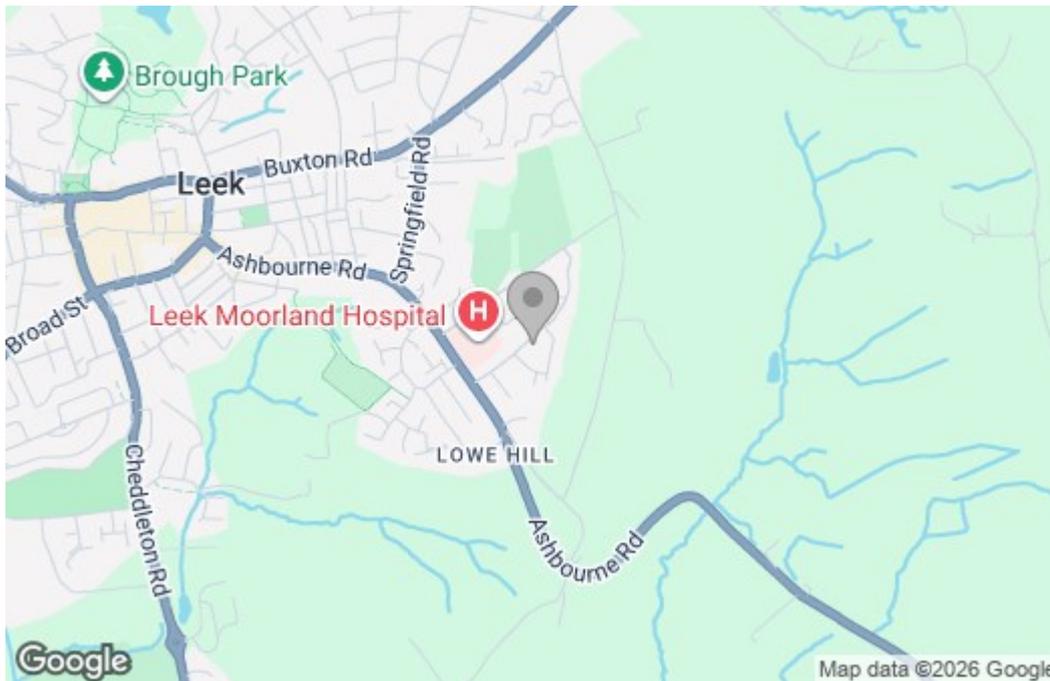


Total floor area: 94.5 sq.m. (1,017 sq.ft.)

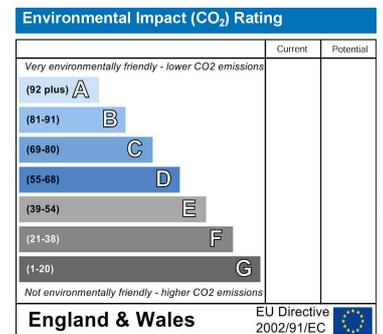
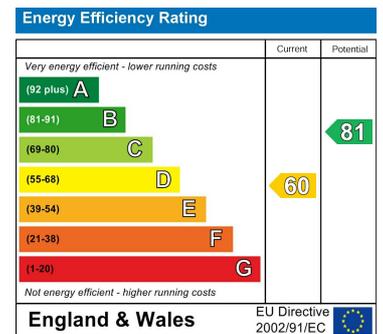
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



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