



8 Ferndown Drive, Clayton, Newcastle-Under-Lyme, ST5 4BP

£1,100 Per month

"Easy living, all on one level"

A detached bungalow with parking, garage and low-maintenance gardens – available immediately.

This two-bedroom detached bungalow offers a lovely opportunity for tenants looking for single-storey living in a cul-de-sac setting.

The property benefits from ample off-road parking, a garage and low-maintenance gardens, making it a practical and appealing home. Internally, the accommodation comprises a good-sized lounge, kitchen, two bedrooms and a bathroom.

Denise White Estate Agents Comments

We are delighted to offer this charming two-bedroom bungalow which is located in a peaceful cul-de-sac, offering a tranquil living environment.

The property features ample off road parking and a garage, providing space for vehicles and storage. The low maintenance garden is perfect for those who enjoy outdoor space without the hassle of extensive upkeep.

Inside, the bungalow has been well cared for, offering comfortable living spaces, adequate storage and a spacious bathroom.

A perfect home for those seeking a relaxed, convenient lifestyle.

Location

Located in the well-regarded residential area of Clayton, this property is ideally placed for tenants looking for a convenient base within easy reach of Newcastle-under-Lyme, Stoke-on-Trent and surrounding Staffordshire locations.

The area offers access to local amenities, nearby schools and everyday facilities, with Newcastle-under-Lyme town centre providing a wider range of shops, restaurants and services. The location is also convenient for Royal Stoke University Hospital, Keele University and commuter routes across the region.

A practical and popular setting, Clayton is a great choice for those seeking a well-connected residential location.

Additional Information

Council Tax Band - C

Council - Newcastle Borough Council

Unfurnished

Gas Central Heating System

Holding Deposit

Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. For this property this equates to 1 weeks rent £254.00

Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. In this case the deposit would be £1269

Living Room

11'5"-18'4" (3.50-5.60)



Carpet floor covering, gas fire and surround, radiator, uPVC window, light fitting, ceiling fan

Kitchen

8'3"-8'1" (2.52-2.48)



Carpet tile floor covering, wall and base units, electric oven, gas hob, sink, uPVC window, space for washing machine, light fitting

Bathroom

7'4"-7'4" (2.26-2.26)



Tiled flooring, bath with electric over shower, sink and WC with base unit storage, storage cupboard housing Valiant boiler, tiled wall covering, uPVC window, light fitting

Bedroom One

10'7"-10'7" (3.25-3.23)



Carpet floor covering, radiator, built in wardrobes and bedside cabinets, uPVC window, light fitting

Bedroom Two

10'11"-7'1" (3.34-2.16)



Carpet floor covering, built in wardrobe, radiator, patio doors leading to the garden, light fitting

Outside



Low maintenance garden, hand rail from patio doors, stone paving slabs, hedge borders, access to the garage

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all 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!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024

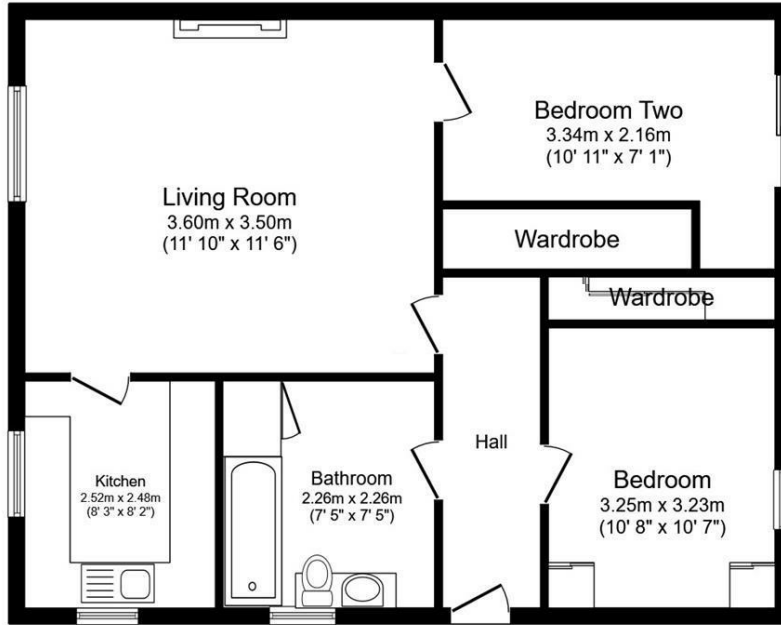
from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Floor Plan

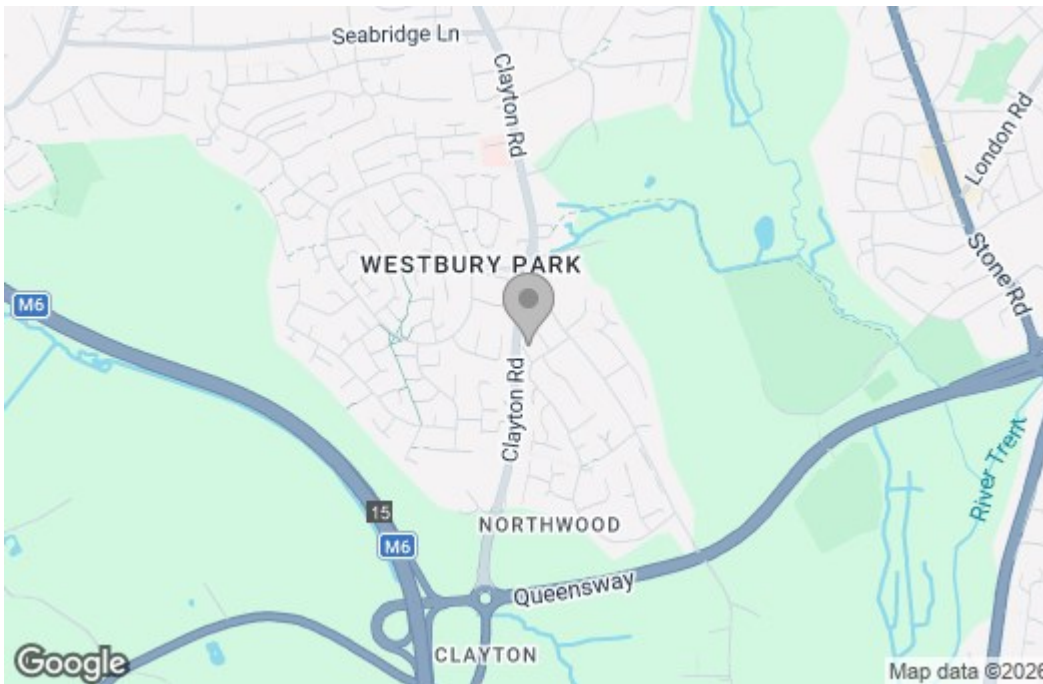
Floor area 77.4 m² (833 sq.ft.)

TOTAL: 77.4 m² (833 sq.ft.)

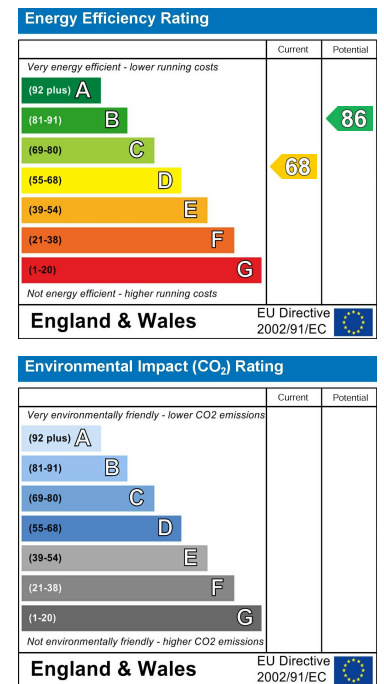
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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 firm's 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