



1 New Lane, Brown Edge, ST6 8TQ

£1,250 Per month

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

Situated in the popular village of Brown Edge, this much-loved three-bedroom detached bungalow offers flexible living accommodation, generous outdoor space and excellent practicality.

The property features a spacious kitchen with dining area, three versatile bedrooms, a shower room, and attractive mature gardens. Externally, there is a private driveway, double garage, summer house and garden shed.

Conveniently located close to local amenities, schools and countryside walks, this welcoming home is ideal for those seeking village living with plenty of space both inside and out.

Denise White Estate Agent Comments

Situated in the sought-after village of Brown Edge, this well-cared-for bungalow offers flexible accommodation and generous outdoor space, making it an ideal home for a range of tenants.

The property features three bedrooms, including one on the ground floor which could also be used as a study, home office, dining room or additional reception space to suit your needs. The heart of the home features a kitchen and dining area, creating a practical hub for everyday living.

Externally, the property benefits from a generous, mature garden with lawn areas and established planting, providing an attractive outdoor space to enjoy throughout the year. Further benefits include a driveway providing off-road parking, a double garage, summer house and garden shed.

Offering versatile living accommodation in a popular village location, this charming home is well placed for local amenities and countryside walks while remaining within easy reach of neighbouring towns and commuter routes.

Location

The property is conveniently situated within walking distance of a range of local amenities, including a shop, hairdressers, café, local park, and St Anne's CE Primary School, which is located adjacent to the property. Endon High School is also within easy reach.

Brown Edge is a popular Staffordshire Moorlands village, offering a balance of countryside surroundings and everyday convenience. Positioned approximately five miles north-east of Hanley, the village provides straightforward access to Stoke-on-Trent, whilst the market town of Leek is also just a short drive away.

Surrounded by neighbouring villages including Endon, Horton, Biddulph and Norton Green, the area is well placed for enjoying local walks, open countryside and a strong sense of community.

Living Room

16'4" x 9'6" (4.99 x 2.90)



A bright and comfortable living room featuring a uPVC window, carpet flooring, radiator and attractive fire surround. Ceiling light fitting.

Bedroom One

9'8" x 10'10" (2.95 x 3.31)



Ground floor bedroom with carpet flooring, radiator, ceiling light fitting and uPVC window to the front elevation.

Kitchen

9'6" x 6'9" (2.90 x 2.07)



Fitted with a range of wall and base units, sink and drainer with mixer tap, integrated oven, hob and extractor hood. Tiled flooring, useful storage cupboard and uPVC window overlooking the rear.

Bathroom

6'4" x 6'5" (1.95 x 1.96)



Fitted with a WC, wash hand basin and curved shower enclosure with sliding glass screen. Complemented by tiled walls, heated towel rail, bathroom cabinet, downlights and uPVC window. Non-slip vinyl flooring.

Dining Area

10'9" x 8'5" (3.30 x 2.57)

Carpet flooring, radiator, ceiling light fitting and uPVC window. Stairs provide access to the first-floor accommodation.

Bedroom Two

9'5" x 9'9" (2.88 x 2.99)



Carpet flooring, radiator, ceiling light fitting and uPVC window. Canopy with integrated lighting.

Bedroom Three

7'7" x 9'4" (2.33 x 2.87)



Carpet flooring, radiator, ceiling light fitting and uPVC window.

Outside



The property benefits from a private driveway to the side, providing off-road parking and leading to a garage. To the rear is a generous, well-established garden with lawn and mature shrubs, together with a summer house and separate garden shed, offering excellent outdoor space.

Holding Deposit

A holding deposit equivalent to one week's rent (£288.40) 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 (£1442) 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.

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!

About Your Agent

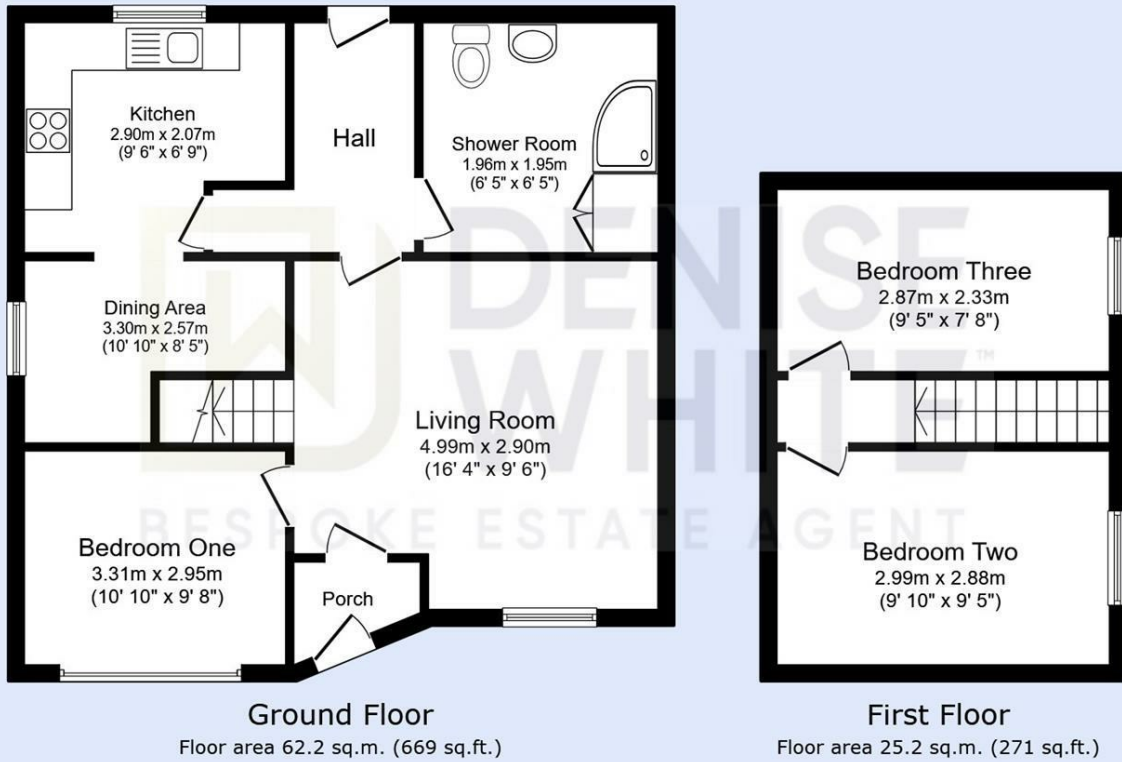


"In a world where you can be anything, be kind"

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.

Floor Plan

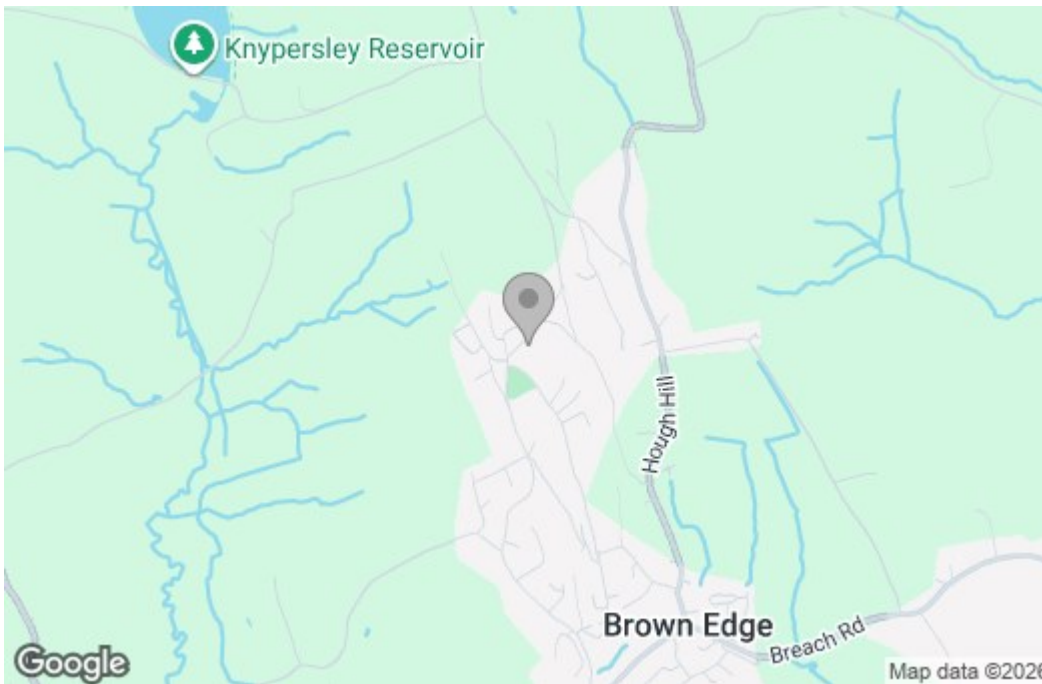


Total floor area: 87.4 sq.m. (940 sq.ft.)

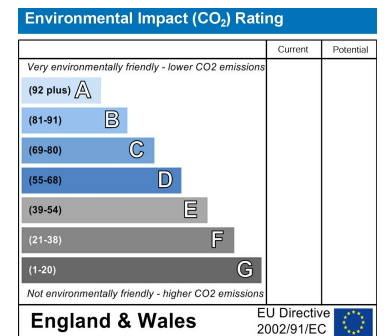
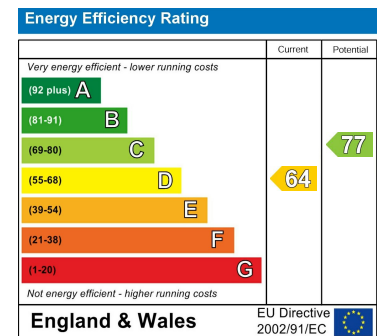
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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