Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Carron Street, Fenton, Stoke-On-Trent, ST4 3DT

£675 PCM

- Available To Let!
- Two Reception Rooms
- Attractive Bathroom
- UPVC Double Glazing
- Two Bedrooms
- Impressive Fitted Kitchen
- Combi Boiler
- On Street Parking

READY TO LET AND AVAILABLE NOW!
IMPRESSIVE TERRACED HOUSE WITH TWO BEDROOMS!

You don't find many properties available To Let that are as good as this one!

Features include a proper entrance hall, two reception rooms, an impressive fitted kitchen and a really attractive bathroom with a shower over the bath. There's also a combi boiler for central heating and hot water, UPVC double glazing and the benefit of two useful storage sheds as well as a paved patio area at the rear and on street parking at the front.

We are sure that the house would make a very good comfortable home!

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.





GROUND FLOOR

PROPER ENTRANCE HALL
UPVC double glazed front door. Fitted door mat and laminate flooring.

SITTING ROOM
11'7" x 7'11" (3.53 x 2.41)
Fitted carpet. Radiator. UPVC double glazed window with curtain pole, curtains and nets.

LIVING ROOM
12'4" x 11'10" (3.76 x 3.61)
Fitted carpet. Radiator. UPVC double glazed window. Plain timber fireplace surround and living flame effect electric fire. Walk in under stairs storage cupboard with fitted carpet. Stairs leading to the first floor.

FITTED KITCHEN
10'11" x 6'10" (3.33 x 2.08)
Tiled floor and part tiled walls. Range of gleaming white high gloss wall cupboards and base units together with integrated electric hob, stainless steel cooker hood and under oven. Radiator. UPVC double glazed window and external door. Plumbing for washing machine. Spotlights.

VERY ATTRACTIVE BATHROOM
8'0" x 6'6" (2.44 x 1.98)
Superb floor and wall tiling. White suite featuring a panelled bath with shower and screen over, pedestal wash basin and low level wc. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Cupboard containing the Maine gas fired combi boiler for central heating and hot water. Extractor. Spotlights.

FIRST FLOOR

SMALL LANDING
Fitted stair and landing carpet.

BEDROOM ONE
11'10" x 11'6" (3.61 x 3.51 (3.60 x 3.50))
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
12'3" x 11'9" (3.73 x 3.58)
Fitted carpet. Radiator. UPVC double glazed window. Walk in storage cupboard with fitted carpet.

OUTSIDE
There is on street parking available in Carron Street at the front of the house whilst to the rear there is a paved patio area together with two useful storage sheds. There is also an external cold water tap and external lighting.







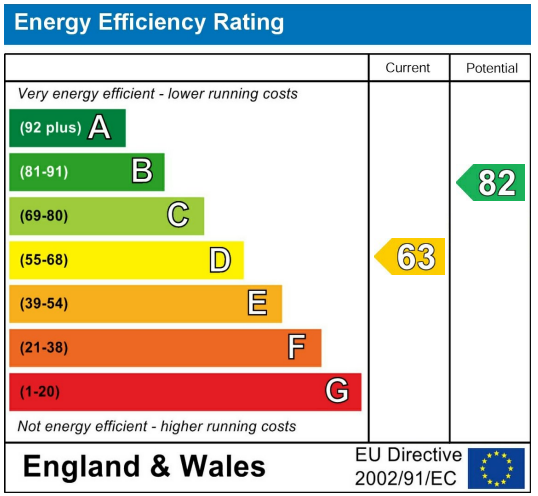


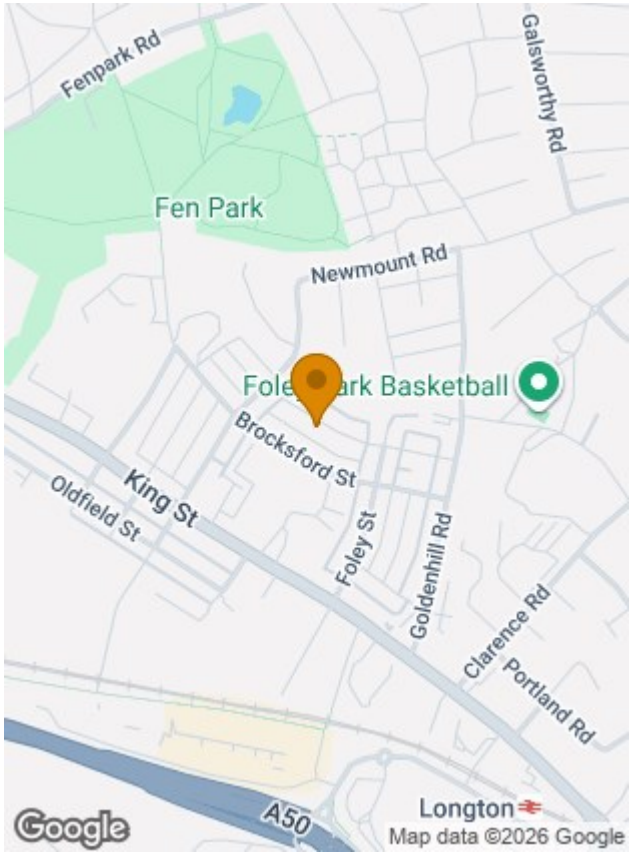









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
82
England & Wales
EU Directive 2002/91/EC


Fenpark Rd
Galsworthy Rd
Fen Park
Newmount Rd
Brocksford St
King St
Oldfield St
Foley St
Goldenhill Rd
Clarence Rd
Portland Rd
A50
Longton
Google
Map data ©2026 Google

CONDITIONS OF LET
* Smoking: No Smoking is permitted in the Property
* Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
* Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at theLandlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:
* One month's rent due on move in
* Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
* Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:
* Payment of £50 if you want to change the tenancy agreement
* Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
* Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
* Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
* Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION
Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY
For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

MATERIAL INFORMATION

Rent - £675pcm

Deposit - £780

Holding Deposit - £156

Council Tax Band - A

PLEASE NOTE
* These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.