Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 California Street, Longton, Stoke-On-Trent, ST3 2LP

£850 PCM

- Available To Let Now!
- Open Plan Kitchen With Dining Space
- Overlooking Open Space At The Rear
- Combi Boiler
- Three Bedrooms
- Modern Wet Room
- Close To Longton Town Centre
- Low Maintenance Gardens

AVAILABLE TO LET NOW! A SPACIOUS TOWN HOUSE WITH THREE BEDROOMS

Beautifully presented throughout, this impressively spacious townhouse enjoys a convenient location within walking distance of popular schools, Tesco and Longton town centre.

The open-plan kitchen with dining space offers plenty of storage with an attractive tiled floor and the lounge is bright with two UPVC windows and a feature fireplace.

There are three generous bedrooms upstairs as well as a modern wet room suite and the gardens are laid out for low maintenance with a pedestrian gate onto a pleasant open space.

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





GROUND FLOOR

ENTRANCE HALL
Grey fitted carpet. UPVC double glazed front door and side window. Stairs to the first floor.

LOUNGE
17'9 x 9'10 (5.41m x 3.00m)
Grey fitted carpet. Two radiators. Two UPVC double glazed windows. Marble fireplace and surround with gas fire.

OPEN PLAN KITCHEN WITH DINING SPACE
17'9 x 8'2 (5.41m x 2.49m)
Range of wall cupboards and base units with a freestanding gas cooker. Plumbing for washing machine. Tiled splashback. Tiled flooring. Two integral pantry cupboards. Two UPVC double glazed windows.

REAR HALL
Tiled flooring. Under stairs storage area. UPVC double glazed door into a...

SMALL PORCH

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Cupboard containing the Vaillant combi boiler and shelving. Access to the loft.

BEDROOM ONE
11'6 x 10'2 (3.51m x 3.10m)
Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
10'0 x 9'10 (3.05m x 3.00m)
Grey fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail and shelf.

BEDROOM THREE
7'6 x 6'11 (2.29m x 2.11m)
Grey fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail and shelf.

SHOWER/WET ROOM
9'11 x 5'9 (3.02m x 1.75m)
Mordern wet room suite with electric power shower, wash basin and wc. Tiled walls. Vinyl flooring. Two windows. Extractor fan.

OUTSIDE
The front garden is enclosed with two small lawns and a paved path.

The enclosed low maintenance rear garden has golden gravel, paved path and borders and a useful outhousse for storage. There is also a pedestrian gate.








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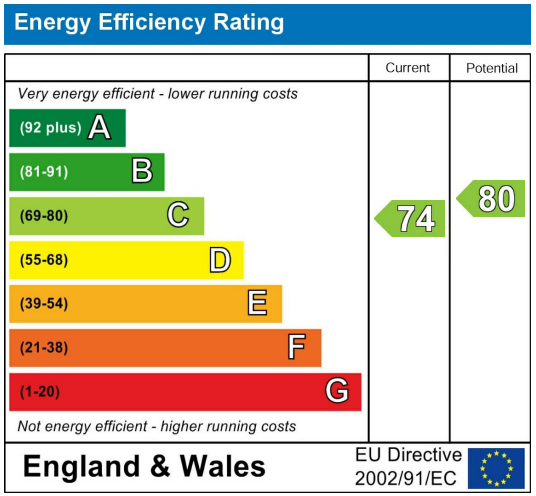

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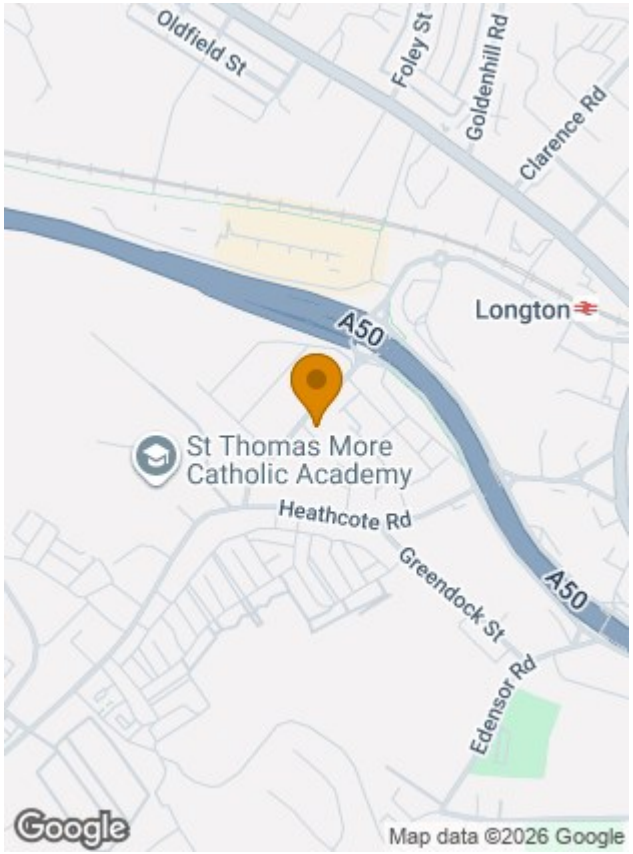

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
80
England & Wales
EU Directive 2002/91/EC


Oldfield St
Foley St
Goldenhill Rd
Clarence Rd
A50
Longton
St Thomas More Catholic Academy
Heathcote Rd
Greendock St
A50
Edensor Rd
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.

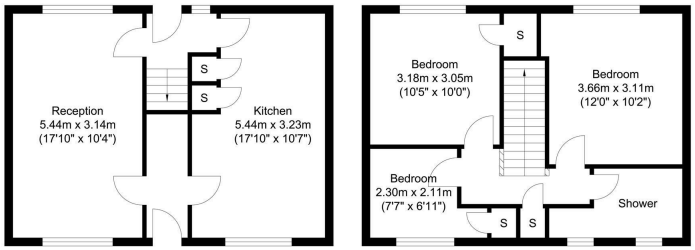
MATERIAL INFORMATION

Rent - £850 pcm

Deposit - £980

Holding Deposit - £196

Council Tax Band - A



Ground Floor First Floor

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.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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