Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

181 Duke Street, Heron Cross, Stoke-On-Trent, ST4 3BJ

£800 PCM

- Available To Let Now!
- Thee/Four Bedrooms
- New GF Modern Shower Room
- Combi Boiler
- Two Reception Rooms
- Fitted Kitchen
- New Carpets
- On Street Parking

READY TO LET NOW! A THREE/FOUR BEDROOM PROPERTY!

Brand new carpets throughout and a brand new shower room are some of the features of this house… and it has been freshly decorated throughout. With an abundance of bedrooms and decent living space this house has got a lot to offer.

Located close to major commuter routes and the amenities of Heron Cross connectivity is easy from here.

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
New fitted carpet. Radiator. UPVC double glazed door.

DINING ROOM/BEDROOM
36'1"'13'1" x 22'11"'9'10" (11'4 x 7'3)
UPVC double glazed window. New fitted carpet.

LIVING ROOM
12'2" x 11'11" (3.71 x 3.63)
New fitted carpet. Radiator. UPVC double glazed window. Under stairs storage.

KITCHEN
11'0" x 6'5" (3.35m x 1.96m)
Tiled floor. Range of wall cupboards and base units with a plain timber finish with a free standing electric oven. Wall mounted gas combi boiler for central heating and hot water. UPVC double glazed window.

MODERN SHOWER ROOM
6'0 x 4'6 (1.83m x 1.37m)
Fully tiled. Walk in shower, wash basin and wc. UPVC double glazed window.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. Radiator.

BEDROOM ONE
11'1 x 9'8 (3.38m x 2.95m)
Radiator. UPVC double glazed window. Integral storage.

BEDROOM TWO
12'3 x 8'10 (3.73m x 2.69m)
New fitted carpet. Electric radiator. UPVC double glazed window.

BEDROOM THREE
10'9 x 6'8 (3.28m x 2.03m)
New fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE
Rear yard area.

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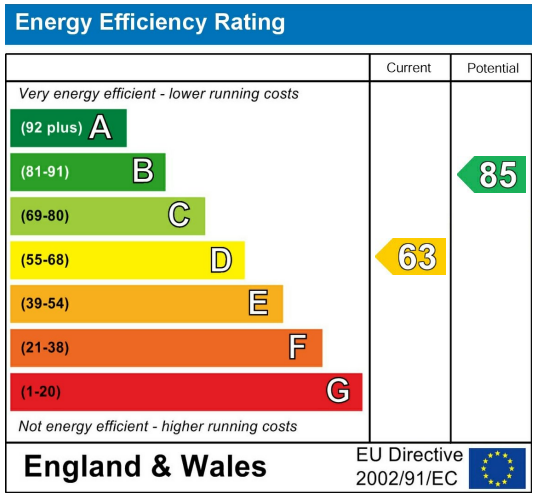
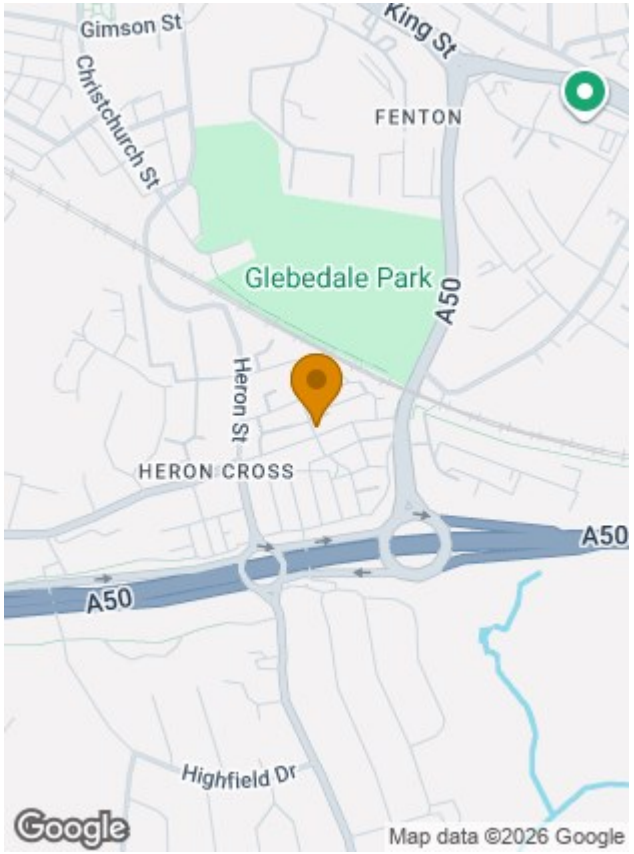

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
85
England & Wales
EU Directive 2002/91/EC


Gimson St
King St
Christchurch St
FENTON
Glebedale Park
A50
Heron St
HERON CROSS
A50
A50
Highfield Dr
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 - £800pcm

Deposit - £923

Holding Deposit - £184

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.