Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



83 Anchor Road, Longton, Stoke-On-Trent, ST3 1JT

£695 PCM

- Available To Let Now!
- Fully Modernised
- New Stunning Fitted Kitchen
- On Street Parking
- Two Bedrooms
- New Floor Coverings
- New White Bathroom Suite
- Enclosed Rear Yard

AVAILABLE TO RENT NOW! A Beautifully Modernised Two-Bedroom Terraced Home

This beautifully presented two-bedroom terraced home has been thoughtfully modernised throughout, offering stylish, ready-to-move-into accommodation.

The property boasts brand-new flooring, a stunning contemporary gloss grey fitted kitchen and a modern bathroom with a crisp white suite. Upstairs, two generously sized double bedrooms benefit from newly fitted carpets, creating comfortable and inviting spaces.

Close to Longton town centre, with bus routes, schools and amenities nearby.

Available for immediate occupation, this attractive home is not to be missed! Contact Austerberry today to request your application form and arrange a viewing!





GROUND FLOOR

LIVING ROOM
11'11 x 10'0 (3.63m x 3.05m)
New laminate flooring. UPVC double glazed window and front door. Radiator.

KITCHEN
12'0 x 9'7 (3.66m x 2.92m)
New range of gloss grey wall cupboards and base units with an integrated electric hob and oven. Space for a fridge freezer New laminate flooring. UPVC double glazed window. Radiator.

REAR HALL
UPVC double glazed rear door. Vaillant combi boiler. Plumbing for washing machine.

BATHROOM
7'7 x 5'7 (2.31m x 1.70m)
New white suite consisting of a bath with shower and screen over, wash basin and wc. Radiator. UPVC double glazed window. Laminate flooring. Marble effect PVC panelled wall.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
12'0 x 10'0 (3.66m x 3.05m)
New grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
12'2 x 11'2 (3.71m x 3.40m)
New grey fitted carpet. Radiator. UPVC double glazed window. Integral store cupboard.

OUTSIDE
On street parking to the front and an enclosed yard to the rear with artificial grass and a pedestrian gate.








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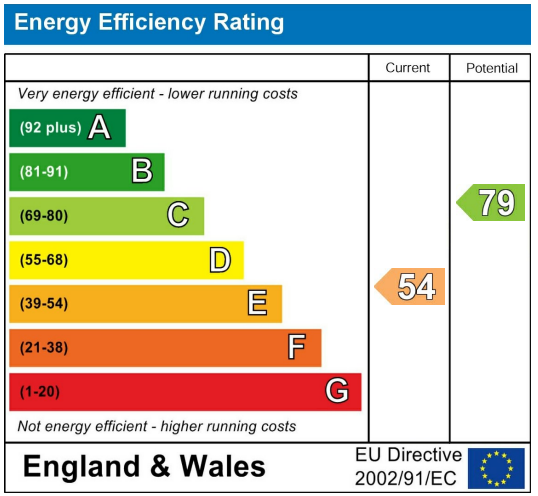
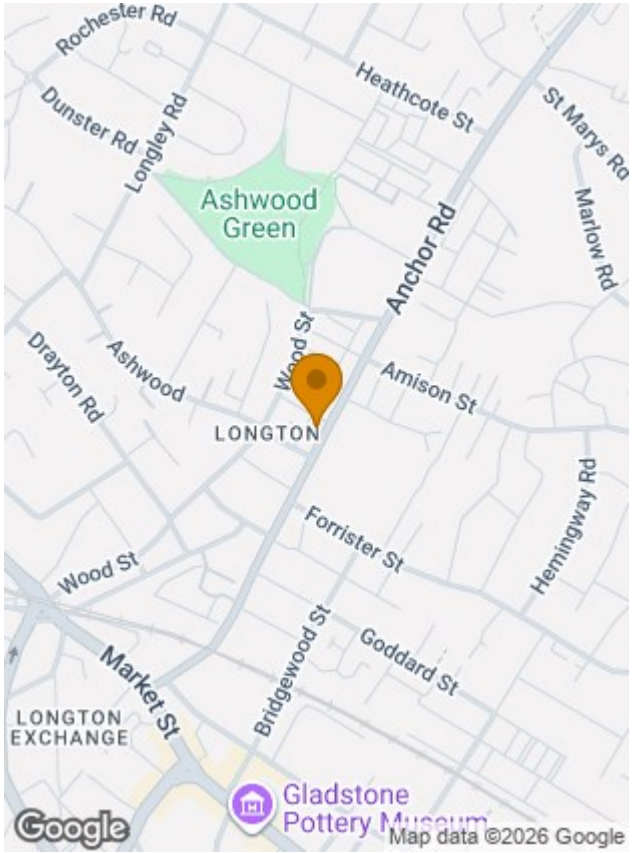

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
54
79
England & Wales
EU Directive 2002/91/EC


Rochester Rd
Dunster Rd
Longley Rd
Heathcote St
St Marys Rd
Ashwood Green
Anchor Rd
Marlow Rd
Drayton Rd
Ashwood
Wood St
Amison St
LONGTON
Forrister St
Hemingway Rd
Wood St
Market St
Bridgewood St
Goddard St
LONGTON EXCHANGE
Gladstone Pottery Museum
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 - £695pcm

Deposit - £801

Holding Deposit - £160

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.