Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



174 High Street, Halmer End, Stoke on Trent, ST7 8AD

£795 PCM

- Available To Let Now!
- Two Bedrooms
- Stylish Fitted Kitchen
- On Street Parking
- Fully Refurbished
- Semi Rural Location
- Modern GF Shower Room
- Rear Yard With A Storage Shed

BEAUTIFULLY REFRESHED TWO BEDROOM HOME IN THE CHARMING VILLAGE OF HALMER END!

FRESHLY DECORATED, NEW FLOORING THROUGHOUT AND READY TO MOVE INTO!
This attractive two-bedroom terraced home enjoys a pleasant semi-rural setting in the popular village of Halmer End and offers an excellent rental opportunity!

Recently refreshed throughout, the property boasts two comfortable reception rooms, providing versatile living and dining spaces, together with a stylish gloss white fitted kitchen and a modern ground floor shower room featuring a white suite. Upstairs, you'll discover two generously proportioned double bedrooms, offering comfortable accommodation with fresh, neutral decoration.

Further benefits include convenient on-street parking to the front and a useful storage shed to the rear.

A FANTASTIC RENTAL OPPORTUNITY IN A DESIRABLE VILLAGE LOCATION! Combining freshly updated interiors, spacious accommodation and the appeal of semi-rural living, this lovely home is sure to attract plenty of interest.

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

FRONT RECEPTION ROOM
11'9 x 11'0 (3.58m x 3.35m)
Composite double glazed front door. New grey fitted carpet. UPVC double glazed window. Radiator. Feature brick wall and hearth.

REAR RECEPTION ROOM
12'0 x 11'4 (3.66m x 3.45m)
New grey fitted carpet. Radiator. UPVC double glazed window. Feature brick fireplace. Under stairs cupboard.

KITCHEN
8'6 x 6'7 (2.59m x 2.01m)
Range of modern gloss white wall cupboards and base units. Freestanding gas cooker. Plumbing for washing machine. Space for fridge freezer. Radiator. UPVC double glazed window. New vinyl flooring. Part tiled walls.

REAR HALL
UPVC double glazed external door. Tiled flooring. Cupboard containing the gas combi boiler.

SHOWER ROOM
6'5 x 6'1 (1.96m x 1.85m)
White suite with a walk in corner shower, wash basin and wc. Chrome heated towel rail radiator. Tiled floor. Part tiled walls. UPVC double glazed window.

FIRST FLOOR

BEDROOM ONE
12'0 x 11'7 (3.66m x 3.53m)
New grey fitted carpet. Radiator. UPVC double glazed window. Two integral wardrobes.

BEDROOM TWO
11'8 x 10'11 (3.56m x 3.33m)
New grey fitted carpet. Radiator. UPVC double glazed window. Integral cupboard.

OUTSIDE
There is on street parking to the front of the house and a small enclosed yard with an outside storage shed.

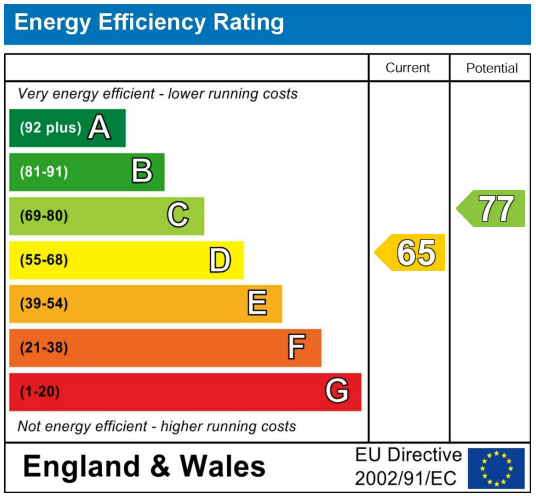


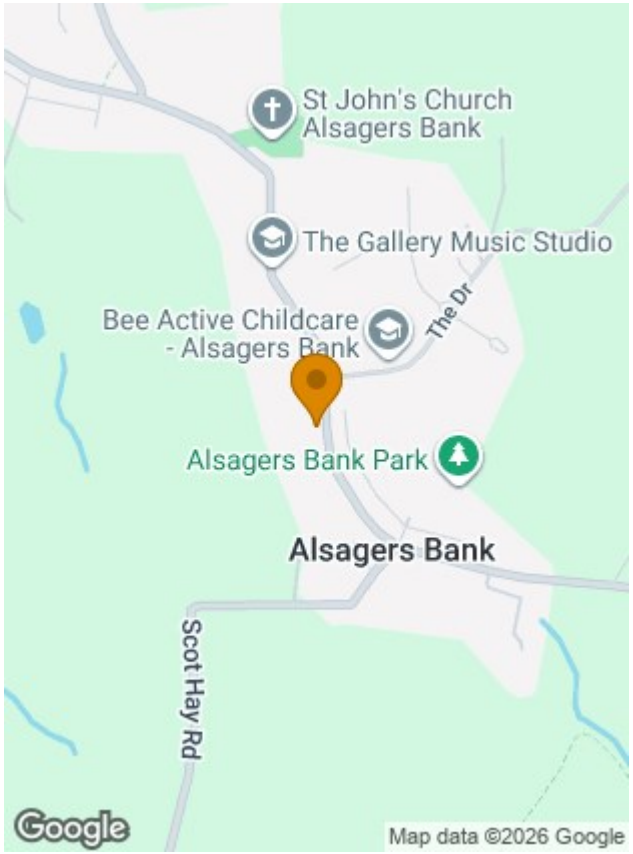





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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
77
England & Wales
EU Directive 2002/91/EC


St John's Church
Alsagers Bank
The Gallery Music Studio
Bee Active Childcare
- Alsagers Bank
The Dr
Alsagers Bank Park
Alsagers Bank
Scot Hay 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 - £795pcm

Deposit - £917

Holding Deposit - £183

Council Tax Band - B

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.