Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

30 Lyme Road, Meir, Stoke-On-Trent, ST3 6DY

£850 PCM

- Available To Let Now!
- Two/Three Bedrooms
- Modern Fitted Kitchen With Appliances
- Dining Room or Third Bedroom
- GF Cloaks/Wc
- Modern White Bathroom Suite
- Pleasant Rear Garden
- Off Road Parking

A spacious and versatile two OR three-bedroom mid townhouse, situated in a popular residential location and available to let now!

Offering well-proportioned accommodation with plenty of flexibility, the ground floor features a comfortable lounge and an attractive navy blue fitted kitchen with a range of freestanding appliances. There is also a separate dining room which could easily be utilised as a third bedroom, depending on your requirements.

Adding even more useful space is a garden room overlooking the rear garden, while a convenient ground-floor WC completes the downstairs accommodation.

Upstairs are two generous double bedrooms, with the impressive master bedroom also benefiting from its own dressing area. The spacious bathroom is fitted with a modern white suite and includes a shower fitting over the bath.

Outside, you will find a pleasant enclosed lawned rear garden, while a block-paved driveway to the front provides valuable off-road parking.

Flexible, spacious and available now, this excellent home is ideal for anyone looking for adaptable accommodation in a popular residential setting.

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
Timber front door. Fitted floor mat. Stairs to the first floor.

LOUNGE
12'11 x 10'5 (3.94m x 3.18m)
Fitted carpet. Radiator. UPVC double glazed window. Feature tiled fireplace.

KITCHEN
9'7 x 7'2 (2.92m x 2.18m)
Range of navy blue shaker style wall cupboards and base units with a washing machine, slim dishwasher, fridge freezer and free standing electric cooker. Tiled splashback. Grey vinyl flooring. Single glazed window. Under stars cupboard with shelving.

DINING ROOM/THIRD BEDROOM
9'8 x 7'4 (2.95m x 2.24m)
Fitted carpet. Radiator. Single glazed window. Timber door into the...

CONSERVATORY/ GARDEN ROOM
15'1 x 6'8 (4.60m x 2.03m)
Painted concrete flooring. UPVC double glazed windows and external door.

SEPERATE WC
Wc.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
11'8 x 10'5 (3.56m x 3.18m)
Fitted carpet. Radiator. UPVC double glazed window. Double bed. Feature fireplace.

DRESSING ROOM
Wardrobe. Gas combi boiler.

BEDROOM TWO
12'4 x 8'1 (3.76m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace.

BATHROOM
9'0 x 8'8 (2.74m x 2.64m)
White suite consisting of a bath with shower over, wc and wash basin. Radiator. Vinyl flooring. Part tiled walls.

OUTSIDE
There is a block paved driveway to the front of the property.

The enclosed rear garden has a lawn and a block paved path.

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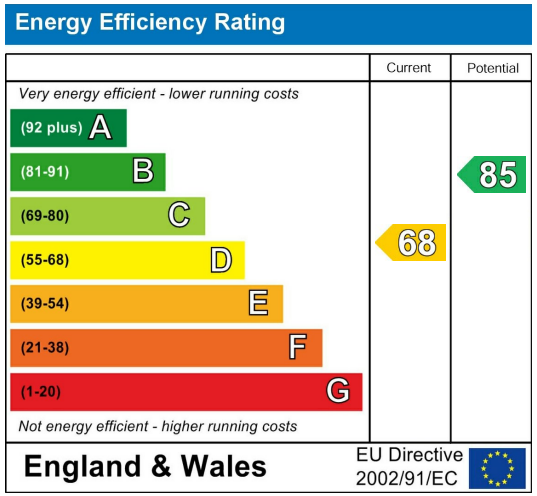
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
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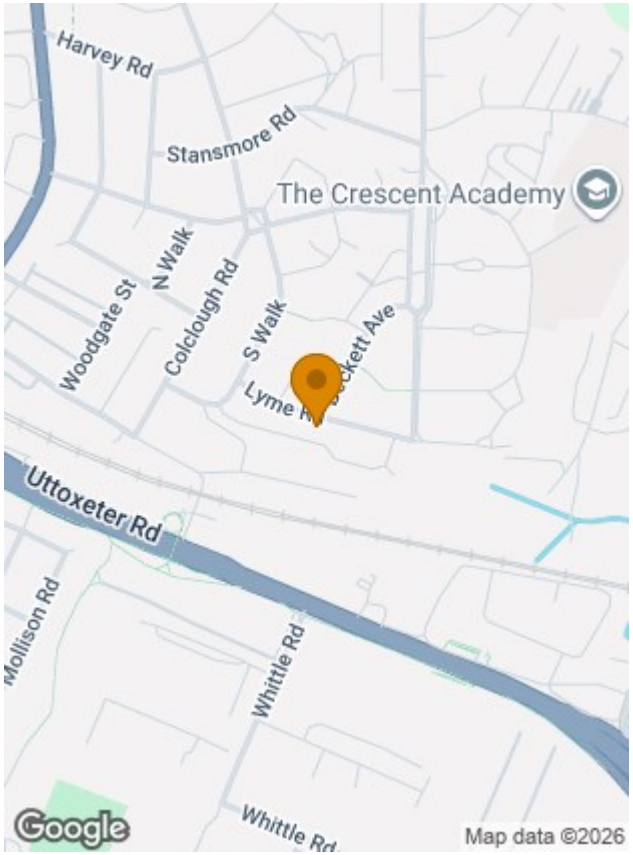
England & Wales
EU Directive 2002/91/EC


Harvey Rd
Stansmore Rd
The Crescent Academy
Woodgate St
N Walk
Colclough Rd
S Walk
Uttoxeter Rd
Mollison Rd
Whittle Rd
Google
Map data ©2026

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 - £850pcm

Deposit - £980

Holding Deposit - £196

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.