Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Colley Road, Tunstall, Stoke-On-Trent, ST6 6LQ

PCM

£825 PCM

- Available To From 30/09/2026
- Cul-De-Sac Location
- Large Fitted Kitchen
- Immaculate Rear Garden
- Well Presented!
- Two Bedrooms
- White Bathroom Suite
- Combi Boiler & UPVC Double Glazing

AVAILABLE TO LET FROM 30 SEPTEMBER 2026
A well presented property!

Welcome to this delightful two bedroom semi-detached house in a quiet cul-de-sac location. The accommodation comprises a comfortable lounge and a large kitchen with range of units and integrated oven and hob. You will also find a very practical porch to the side of the property. The bedrooms are generous with neutral decoration and fitted carpet and the bathroom has a modern white suite and fully tiled walls.

The rear garden is immaculate and laid out for low maintenance with a covered canopy, paved patio and gravel seating area. Gas central heating is from a combi boiler and there is UPVC double glazing throughout.

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
UPVC double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

LOUNGE
14'10 x 9'11 (4.52m x 3.02m)
UPVC double glazed bay window. Radiator. Grey fitted carpet. Feature wallpaper wall. Under stairs storage cupboard.

KITCHEN
14'11 x 7'6 (4.55m x 2.29m)
Range of wall cupboards and base units in a modern gloss grey with integrated electric oven, hob and extractor. Plumbing for washing machine. Tiled splashback. Tiled flooring. Two UPVC double glazed windows. Radiator. Cupboard containing the gas comb boiler. Double glazed door.

SIDE PORCH
Tiled flooring. Two UPVC doors. UPVC double glazed window. PVC roof.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
11'5 x 11'5 (3.48m x 3.48m)
Fitted carpet. Two UPVC double glazed windows. Radiator. Feature wallpaper wall. Access to the loft.

BEDROOM TWO
11'4 x 8'4 (3.45m x 2.54m)
Grey fitted carpet. Radiator. UPVC double glazed window. White decor.

BATHROOM/WC
7'9 x 6'2 (2.36m x 1.88m)
White suite consisting of a bath with shower over, wash basin and wc. Fully tiled walls. UPVC double glazed window. Radiator. Vinyl flooring.

OUTSIDE
There is a gravelled and paved area to the front of the property.

To the rear there is a low maintenance enclosed garden with paved patio areas, gravelled seating area and a PVC covered canopy.











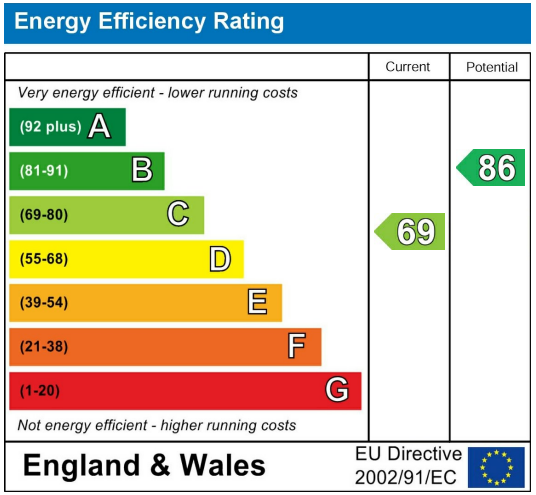
MATERIAL INFORMATION

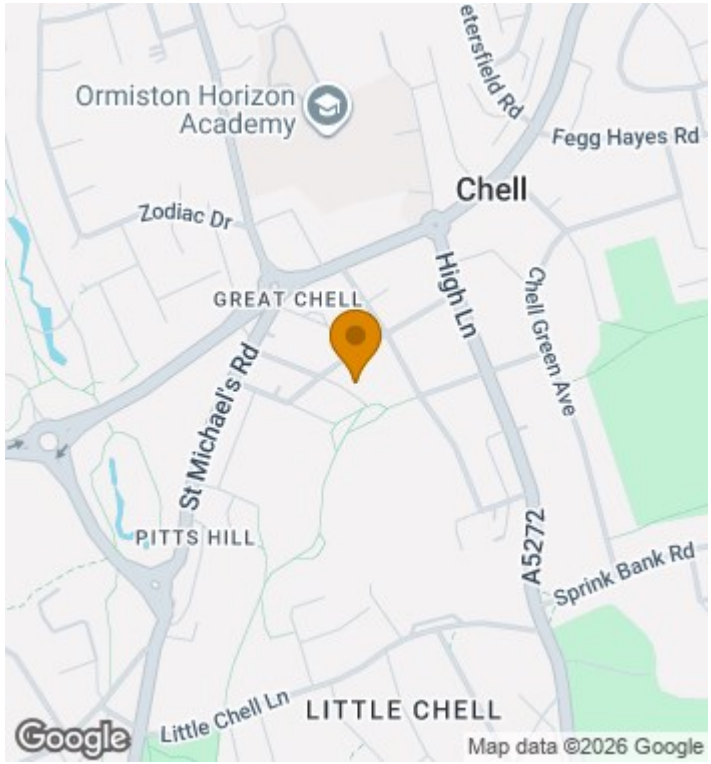
Rent - £825pcm

Deposit - £951

Holding Deposit - £190

Council Tax Band - A









PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* 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.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

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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