Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



13 Walley Place, Burslem, Stoke-On-Trent, ST6 2BJ

£695 PCM

- Available To Let Now!
- Two Bedrooms
- Fitted Kitchen
- New Floor Coverings
- Recently Refurbished
- Two Spacious Reception Rooms
- White Bathroom Suite
- Enclosed Rear Yard

FULLY REFURBISHED AND UPSTAIRS BATHROOM!

The ground floor comprises two spacious reception rooms and a practical kitchen, while the first floor offers two bedrooms and a bathroom. The entire house has been newly carpeted with new vinyl flooring throughout, enhancing both comfort and durability.

Further improvements include a brand-new cooker, hob and extractor hood, new kitchen sink and taps, and a newly fitted bathroom suite with new toilet and taps. New light fittings have been installed in both the kitchen and bathroom and two new radiators have been fitted on the ground floor.

Ideally positioned close to local amenities, schools and transport links, the property provides convenient access to the surrounding area while offering a comfortable and manageable living space.

Contact us today for your application form!





GROUND FLOOR

FRONT RECEPTION ROOM
11"05 x 9"11 (3.35m1.52m x 2.74m3.35m)
UPVC Double glazed front door and UPVC Double glazed window. Brand new fitted carpet. Radiator

SECOND RECEPTION ROOM
11"08 x 11"06 (3.35m2.44m x 3.35m1.83m)
UPVC double glazed window. Brand new fitted carpet. Radiator. Store cupboard

KITCHEN
9"10 x 5"10 (2.74m3.05m x 1.52m3.05m)
UPVC double glazed rear door. Vinyl floor. Radiator. Wall mounted Ideal combi boiler. Fitted kitchen units with integrated cooker and hob

FIRST FLOOR

LANDING
Brand new fitted carpet to stairs and landing square

BEDROOM ONE
11"05 x 9"10 (3.35m1.52m x 2.74m3.05m)
UPVC double glazed window. Brand new fitted carpet. Radiator

BEDROOM TWO
11"09 x 6"10 (3.35m2.74m x 1.83m3.05m)
UPVC double glazed window. Brand new fitted carpet. Radiator. Store cupboard

BATHROOM
8"07 x 4"02 (2.44m2.13m x 1.22m0.61m)
UPVC double glazed window. Vinyl floor. Radiator. W/C. Wash basin. Bath with shower head attachment

OUTSIDE
To the rear of the property there a small enclosed rear yard



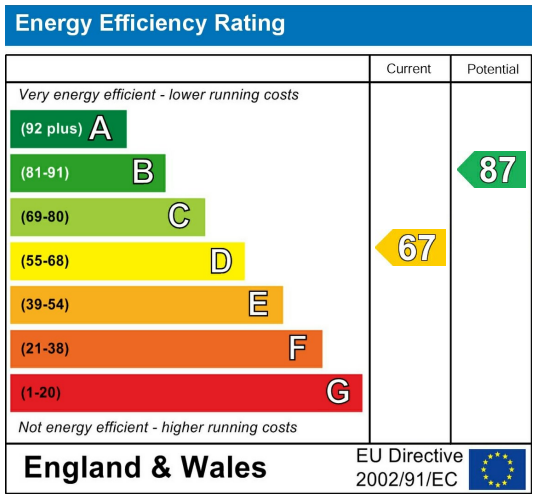


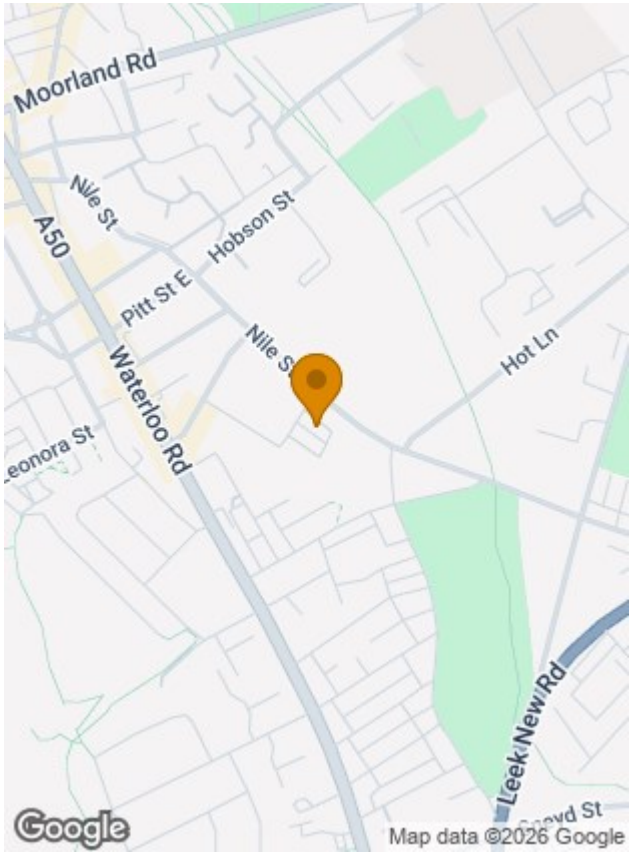



Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


Austerberry
The Best Move You'll Make


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
67
87
England & Wales
EU Directive 2002/91/EC


Moorland Rd
A50
Nile St
Hobson St
Pitt St E
Nile St
Hot Ln
Waterloo Rd
Leek New 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 - £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.