



## 63 Langley Street, Basford, Stoke-on-Trent, ST4 6EA

£825 PCM

- Mid Terraced House
- Unfurnished
- Utility bills are not included
- Two Bedrooms
- On Street Parking
- Newly Decorated



## 63 Langley Street, Stoke-on-Trent ST4 6EA

Two Bedroom mid terraced home located in the popular area of Basford close to Newcastle Town Centre. The property comprises; two reception rooms, kitchen, bathroom, two bedrooms and an enclosed rear garden with a decking area. Offered unfurnished and managed by Hammond Chartered Surveyors.



Council Tax Band: A



#### FRONT RECEPTION ROOM

3.45m x 3.29m (11'3" x 10'9" )

Upvc door to front, window to front, laminate flooring, radiator.

#### REAR RECEPTION ROOM

3.60m x 3.46m (11'9" x 11'4" )

Window to rear, carpet, radiator.

#### KITCHEN

3.25m x 1.92m (10'7" x 6'3" )

Window to side, vinyl flooring, radiator. Fitted with a range of wall, base and drawer storage units, gas hob, electric oven, stainless steel sink and drainer.

#### REAR LOBBY

Vinyl flooring, door to rear.

#### BATHROOM

2.01m x 1.78m (6'7" x 5'10")

Window to side, vinyl flooring, radiator. White suite comprising bath with shower over, w.c, wash hand basin.

#### BEDROOM ONE

3.45m x 3.30m (11'3" x 10'9")

Window to front, carpeted, radiator.

#### BEDROOM TWO

Window to rear, carpeted, radiator.

#### EXTERIOR

To the rear of the property is an enclosed garden with a decking area and a pedestrian access gate.

Style: Two bedroom Mid Terraced House

Status: To Let

Availability: 07.03.2025

Rent: £825.00 per calendar month, monthly in advance by standing order

Holding Deposit: £190.00

Deposit: £951.00 to be lodged with the Deposit

Protection Service

Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges

Furnishings: Unfurnished

EPC Rating: D

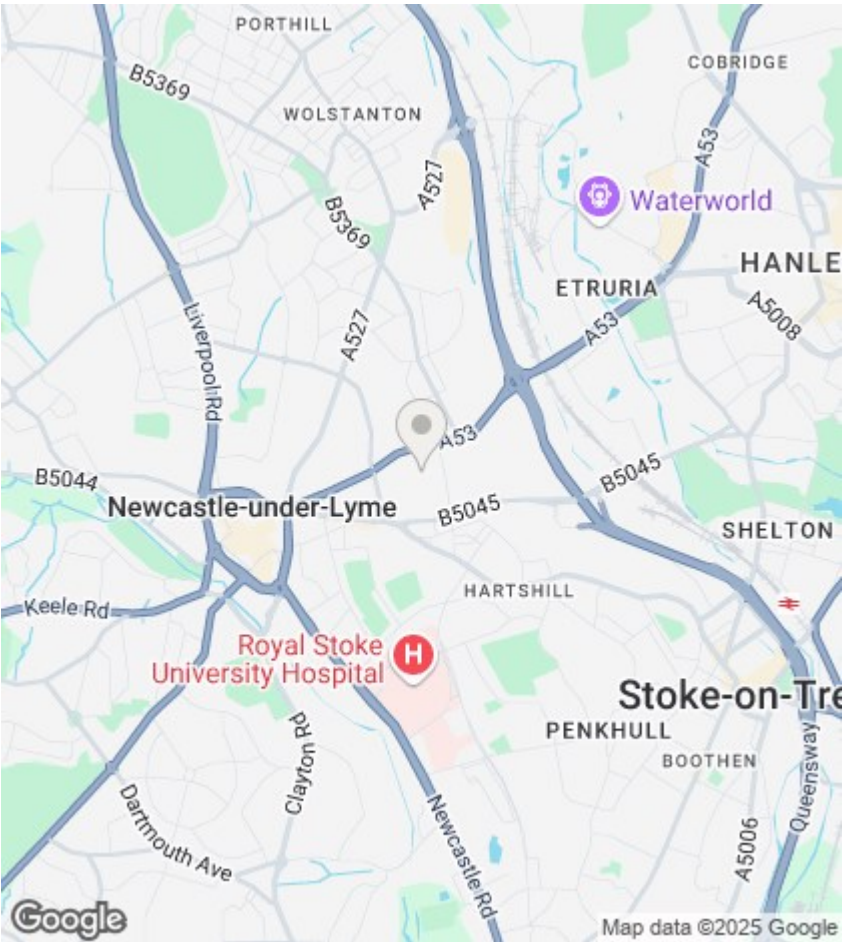
Council Tax Band: Band A

Broadband: FTTP

Mobile Phone Signal: You are likely to have good

coverage in the area with the following providers O2, Vodafone

Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	