



## 11 Clanway Street, Stoke-On-Trent, ST6 5UG

£750 Per Month

- Terraced
- Unfurnished
- Utility Bills are not included
- Managed by Hammond Chartered Surveyors
- Two Bedrooms
- On street parking
- New Kitchen

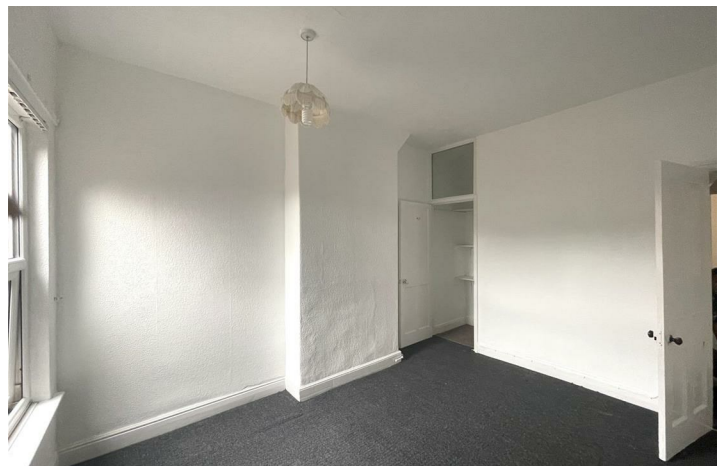


## 11 Clanway Street, Stoke-On-Trent ST6 5UG

A well-presented home available to let, ideally situated in a convenient residential location close to local amenities, schools, shops, and transport links. The property offers comfortable living accommodation, making it an ideal choice for professionals, couples, or small families. The accommodation comprises: two reception rooms, kitchen, downstairs toilet, staircase leading to two bedrooms and a bathroom. The property has been recently decorated and will benefit from fully refurbished modern kitchen (pictures to follow).



Council Tax Band: A



#### RECEPTION ROOM

3.35m x 3.4m max (10'11" x 11'1" max)

Front door, carpeted, radiator, window to the front.

#### LIVING ROOM

3.42m x 3.84m max (11'2" x 12'7" max)

Carpeted, radiator, fireplace, window to the rear.

#### KITCHEN

3.53m x 1.91m (11'6" x 6'3")

Window to the rear, vinyl flooring, gas hob with oven, wall and base storage units, sink with mixer tap, spaces for washing machine and fridge freezer.

#### WC

1.16m x 1m (3'9" x 3'3")

Tiled walls, vinyl flooring, small window to the rear, fitted toilet and handbasin.

#### FRONT BEDROOM

3.43m x 3.35m max (11'3" x 10'11" max)

Carpeted, window to the front, radiator.

#### REAR BEDROOM

3.42m x 3.88m max (11'2" x 12'8" max)

Carpeted, window to the rear, radiator, storage cupboard.

#### BATHROOM

3.74m x 1.91m (12'3" x 6'3")

Vinyl flooring, window to the rear, bath with shower over, shower screen, toilet and handbasin, radiator.

#### REAR GARDEN

Low maintenance paved garden with shed and a raised flower bed.

Style: Two Bedroom Terraced House

Status: To Let

Availability: 1st July 2026

Rent: £750.00 per calendar month, monthly in advance by standing order

Holding Deposit: £173.00

Deposit: £865.00 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

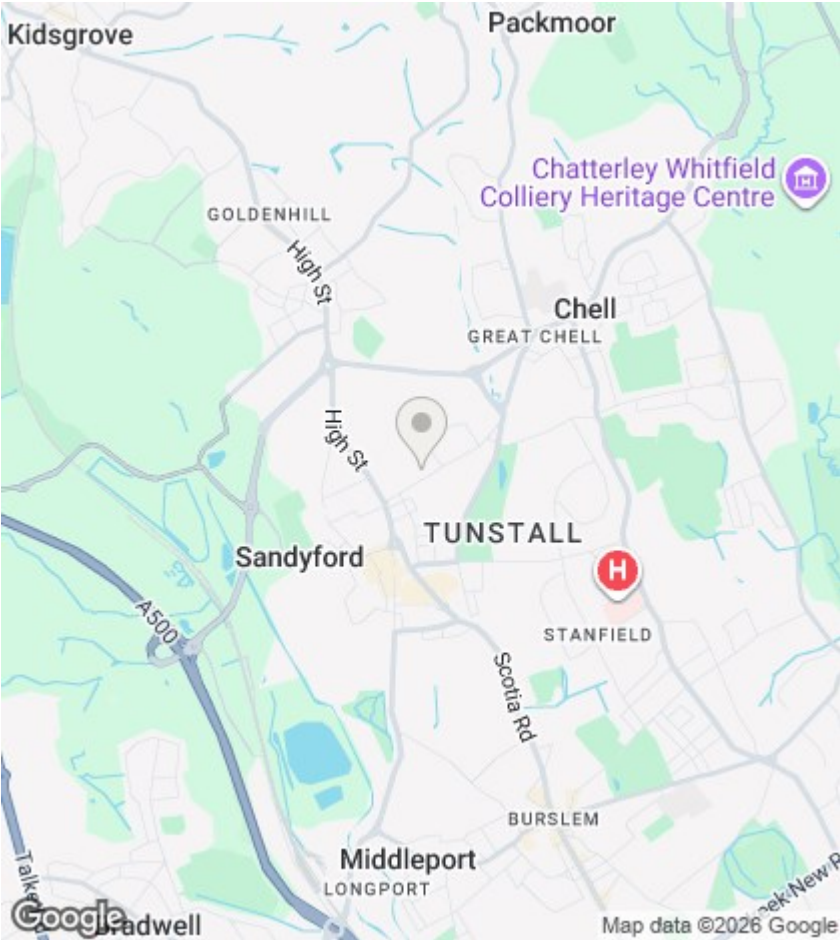
EPC Rating: D

Council Tax Band: Band A

Broadband: FTTC

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers: EE, Three, 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

