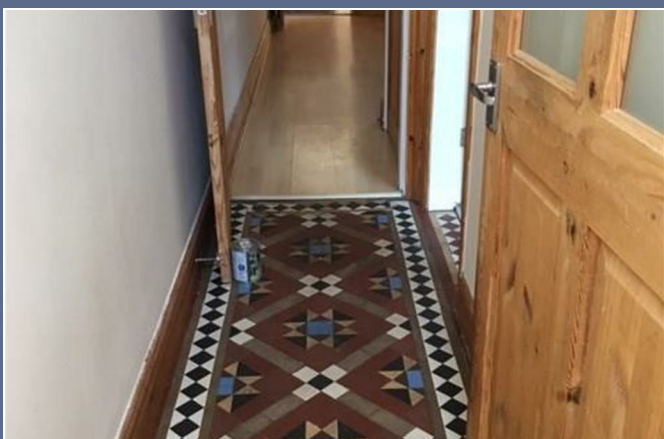




Mellard Street



O.I.R.O £129,500



56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



26 Mellard Street ST5 2DN

Welcome to this charming mid-terraced house which is absolutely ideal for first time buyers or investors alike. As you step into this property, you are greeted by a separate entrance hallway with Minton tiles that sets the tone for what's to come.

The house boasts two reception rooms, both adorned with beautiful featured fire surrounds, perfect for cosy evenings with loved ones. The modern and stylish fitted kitchen offers wall and base units, with worktops over, inner hall and ground floor bathroom offering 3 piece modern suite.

Moving to the first floor, two spacious double bedrooms finish this lovely accommodation which will suit many buyers.

This property has been meticulously modernised and is presented in excellent condition throughout, ensuring that you can move in and start enjoying your new home from day one.

This property is located on the edge of Newcastle under Lyme town centre in a very quiet location and is handy for Newcastle College, Keele University, local schools, along with The Royal Stoke Hospital.

Don't miss the opportunity to make this delightful house your own and contact the Newcastle Branch to arrange a viewing as soon as possible.



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Ground Floor

Porch

Hallway

Dining Room 11'1" x 9'7" (3.40 x 2.93)

Lounge 12'11" x 12'1" (3.94 x 3.69)

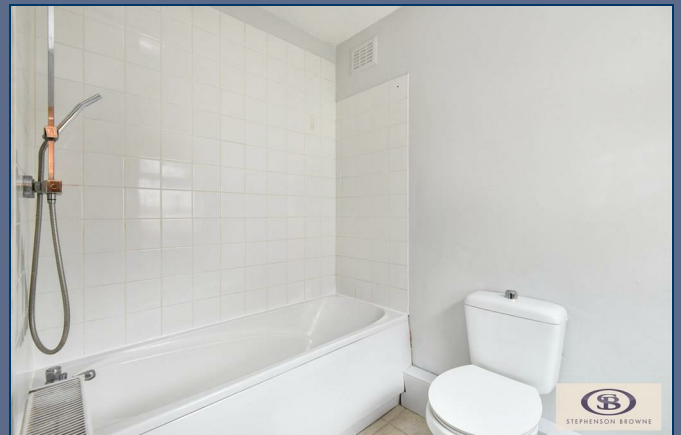
Kitchen 11'6" x 7'10" (3.53 x 2.39)

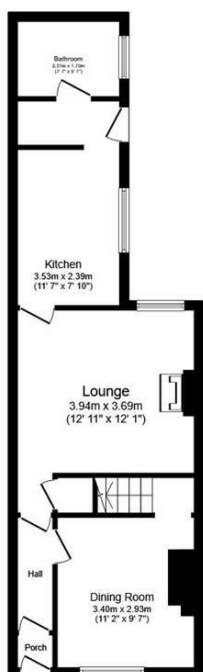
Bathroom 8'2" x 5'6" (2.51 x 1.70)

First Floor

Bedroom One 12'11" x 12'2" (3.94 x 3.72)

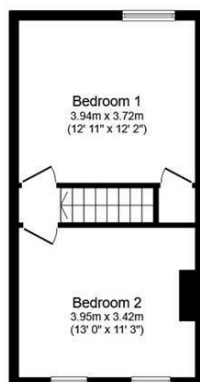
Bedroom Two 12'11" x 11'2" (3.95 x 3.42)





Ground Floor

Floor area 47.4 m² (511 sq.ft.) approx



First Floor

Floor area 32.4 m² (348 sq.ft.) approx

Total floor area 79.8 m² (859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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