



## Hempstalls Lane



Offers In The Region Of £140,000

56 Merial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734



# 135 Hempstalls Lane ST5 9NZ

Welcome to this charming end town house located on Hempstalls Lane in Newcastle!  
This property is in need of some general modernisation however boasts many great features, making it the ideal purchase for first time buyers, investment purchasers or anybody looking to downsize.

Accommodation comprises of two spacious reception rooms, including a dining room that opens through into the lounge.  
Fitted galley style kitchen and a conservatory to the rear aspect overlooking the rear garden area.

The first floor offers two bedrooms and family bathroom.

Externally, you'll find a driveway and garage, providing convenient parking and storage solutions. Whether you have a car to park or need extra space for your outdoor equipment, this property has you covered. The property also enjoys a small front lawn area with a well sized enclosed rear garden.

Don't miss the opportunity to make this house your own home in this sought after location in Newcastle.

Contact us today to arrange a viewing.

NO ONWARD CHAIN

Council Borough: Newcastle Under Lyme  
Council Tax Band: B  
Tenure: Freehold

## Offers In The Region Of £140,000



Ground Floor

Porch

Hall

Dining Room 12'7" x 11'3" (3.84 x 3.45)

Lounge 14'11" x 12'7" (4.55 x 3.84)

Kitchen

Conservatory 7'9" x 6'1" (2.37 x 1.86)

First Floor

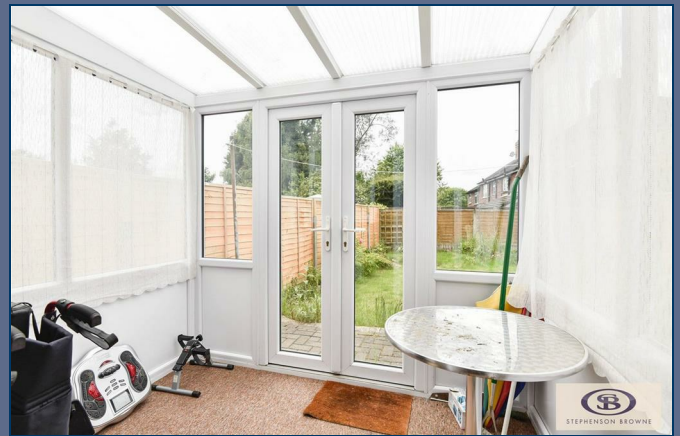
Landing

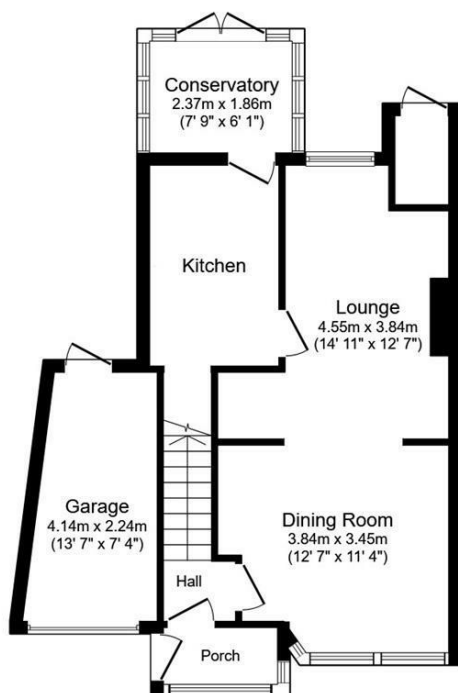
Bedroom One 15'9" x 10'0" (4.82 x 3.05)

Bedroom Two 12'7" x 9'8" (3.84 x 2.95)

Bathroom 6'8" x 5'10" (2.04 x 1.78)

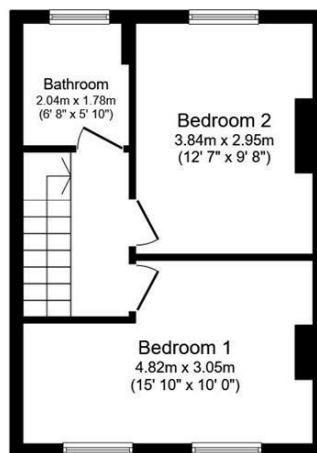
Garage 13'6" x 7'4" (4.14 x 2.24)





### Ground Floor

Floor area 54.2 m<sup>2</sup> (584 sq.ft.) approx



### First Floor

Floor area 33.7 m<sup>2</sup> (363 sq.ft.) approx

Total floor area 87.9 m<sup>2</sup> (947 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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