



## Monmouth Place Clayton



£140,000

56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734



16 Monmouth Place  
Clayton  
ST5 3DF

OF INTEREST TO CASH BUYERS ONLY. IDEAL FOR INVESTMENT OPPORTUNITY.

A wonderful two bedroom semi-detached home, tucked away at the head of a quiet cul-de-sac in the sought after locality of Clayton.

Briefly comprising, there is a large front aspect lounge with feature fireplace and bay window. Rear aspect kitchen with space for a dining table and an under-stairs storage cupboard, conservatory accessed off the kitchen. Upstairs, there are two double bedrooms and a three piece family bathroom.

Externally the property benefits from a block paved driveway providing off road parking for several vehicles, with a carport attached to the side and a detached single garage. Low maintenance rear garden, fully enclosed with fenced boundaries.

No Onwards Chain.

Council Borough: Newcastle-Under-Lyme

Council Tax Band: C

Tenure: Freehold

£140,000



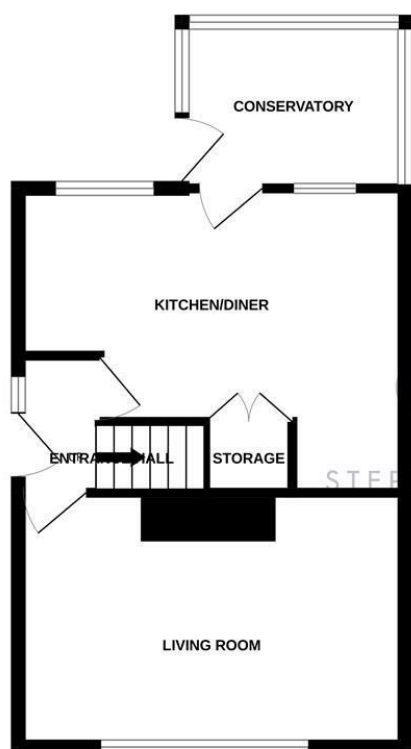
Entrance Hallway	5'6" x 3'0" (1.68 x 0.93)
Living Room	15'3" x 10'1" (4.67 x 3.09)
Kitchen	14'10" x 9'3" (4.53 x 2.82)
Conservatory	7'3" x 6'9" (2.22 x 2.06)
Landing	5'6" x 5'6" (1.70 x 1.68)
Bedroom One	15'3" x 10'0" (4.66 x 3.05)
Bedroom Two	9'3" x 8'11" (2.82 x 2.74)
Bathroom	5'6" x 5'6" (1.70 x 1.68)





GROUND FLOOR

1ST FLOOR



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