



Cemetery View



£129,000

56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



12 Cemetery View ST5 6DJ

Welcome to Cemetery View of, Newcastle, this semi-detached house occupies a substantial plot in a quiet cul-de-sac location.

Accommodation briefly comprises of a spacious dual aspect lounge/dining room, fitted kitchen and a convenient utility room to the ground floor.

The first floor provides three well sized bedrooms, a bathroom suite with separate toilet room and there is also a handy airing cupboard for your storage needs.

The highlight of this property is the vast garden, offering ample space for a variety of needs and also offers the potential to extend the property, subject to obtaining the necessary planning permissions.

Whether you're a first-time buyer looking to make your mark on a property or an investor seeking a promising venture, this house is ideal for you.

Ideally located in close proximity to Newcastle town centre, local amenities, schools, Keele University and transport links, and with the added benefit of no upward chain, the process of making this house your own is made even smoother.

Call Stephenson Browne to arrange your viewing!

Council Borough: Newcastle Under Lyme

Council Tax Band: A

Tenure: Freehold

£129,000



Ground Floor

Lounge/Dining Room 20'7" x 11'8" (6.29 x 3.56)

Kitchen 9'8" x 9'0" (2.95 x 2.76)

Utility Room 11'3" x 6'5" (3.43 x 1.97)

First Floor

Landing

Bedroom One 11'9" x 10'10" (3.59 x 3.31)

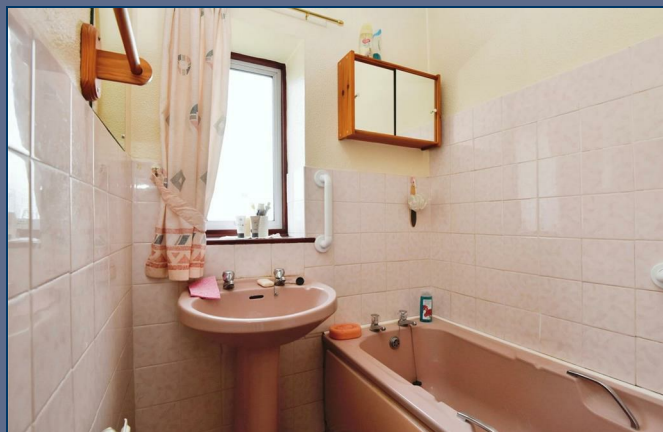
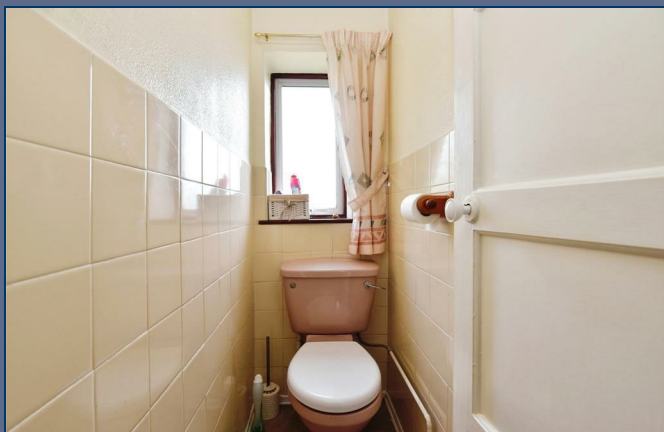
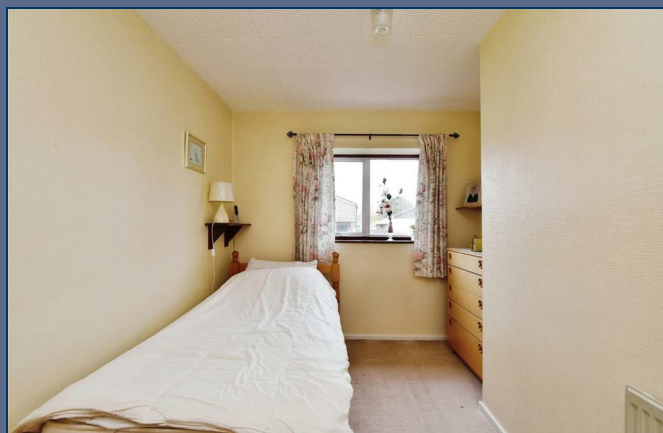
Bedroom Two 11'4" x 9'4" (3.47 x 2.86)

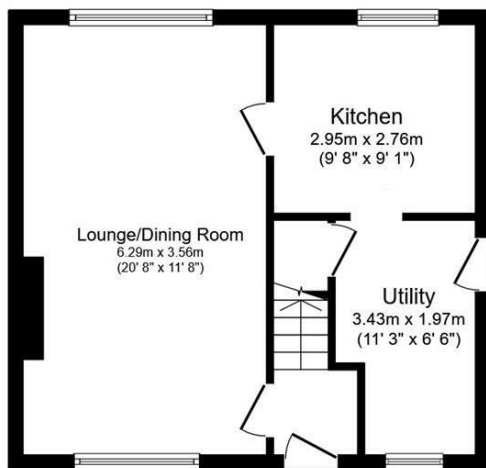
Bedroom Three 11'6" x 8'2" (3.53 x 2.50)

Bathroom 5'7" x 4'9" (1.71 x 1.45)

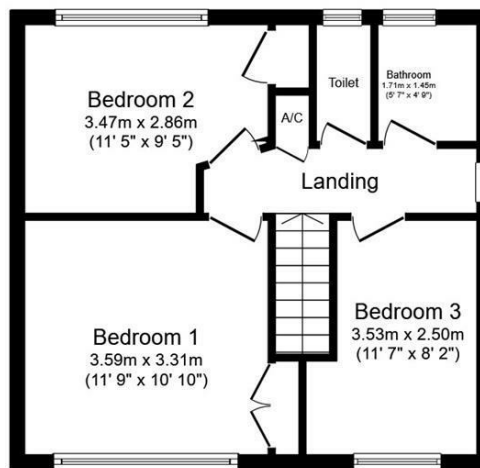
Toilet

Airing Cupboard

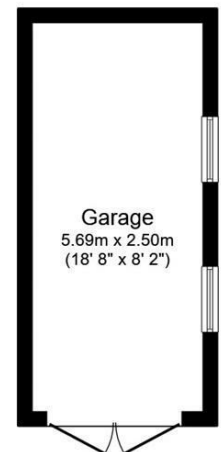




Ground Floor
Floor area 41.6 m² (448 sq.ft.) approx



First Floor
Floor area 41.6 m² (447 sq.ft.) approx



Garage
Floor area 14.2 m² (153 sq.ft.) approx

Total floor area 97.4 m² (1,048 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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