



Vicarage Crescent



£145,000

56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





## 9 Vicarage Crescent ST5 1NJ

Nestled in the charming Vicarage Crescent of Newcastle, although in need of full modernisation, this end town house presents an excellent opportunity and boasts huge potential to be transformed into something special.

Upon entering the hallway, to the right you are welcomed into a spacious living room with a separate kitchen diner with a pantry offering extra storage. Upstairs the property features a bathroom and two well-proportioned bedrooms.

Externally, you will find a front garden complemented by a long driveway, providing off-street parking for your convenience. The large rear garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

With its desirable location being within walking distance from the Royal Stoke hospital and the town Centre, this property is sure to attract interest.

Do not miss the chance to view. This property NO ONWARD CHAIN.

To view please call our Newcastle branch on 01782 625734.

Council Brough:- Newcastle Under Lyme  
Council Tax Band:- A  
Tenure:- Freehold

# £145,000





## Ground Floor

Living Room 11'3" x 14'2" (3.43m x 4.34)

Kitchen 6'7" x 7'4" (2.02m x 2.26m)

Dining Room 11'3" x 11'2" (3.45m x 3.42)

Pantry 3'5" x 2'5" (1.06m x 0.74m )

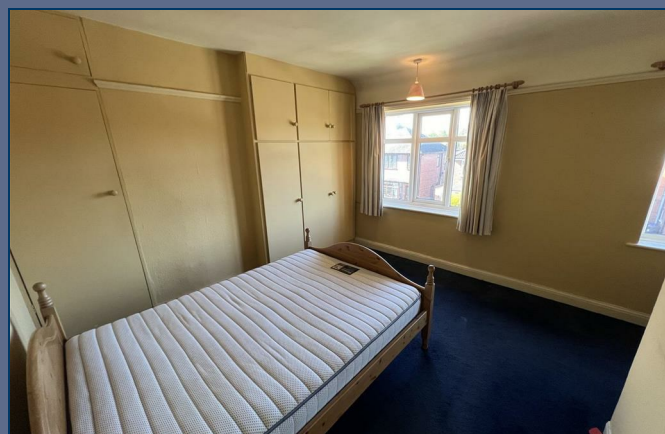
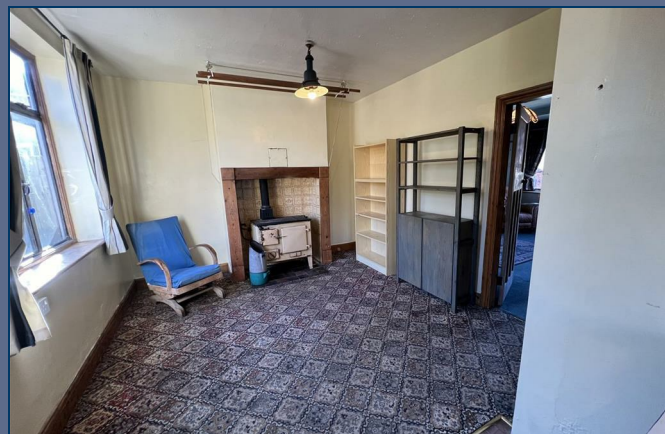
## First Floor

### Landing

Bedroom One 12'7" x 12'2" (3.84m x 3.71m)

Bedroom Two 8'7" x 11'3" (2.64m x 3.45m)

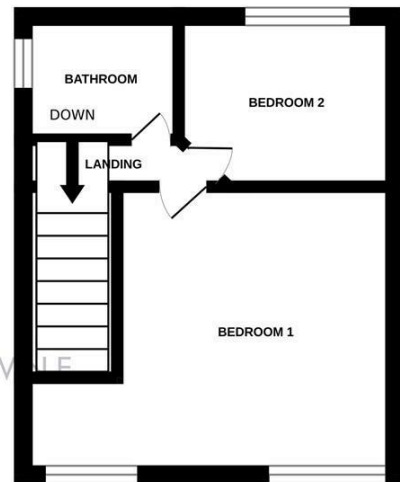
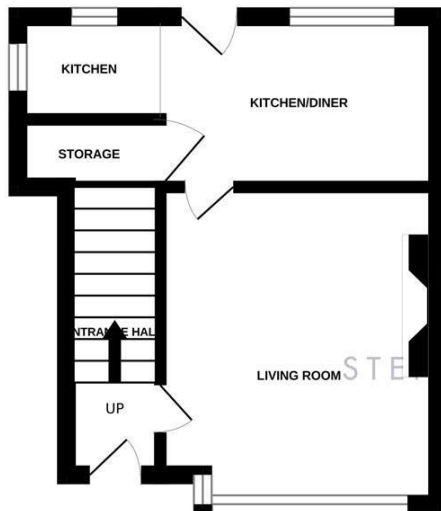
Bathroom 5'2" 7'5" (1.60m 2.27)





GROUND FLOOR  
179 sq.ft. (16.7 sq.m.) approx.

1ST FLOOR  
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 347 sq.ft. (32.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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