



Fell Avenue



£215,000



56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



18 Fell Avenue ST5 9FR

Nestled on the charming Fell Avenue in Newcastle, this delightful semi-detached house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a tranquil retreat.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen diner is a standout feature, designed to cater to both culinary enthusiasts and casual diners alike. It is well-equipped and offers ample space for family meals or social gatherings.

The property boasts an ensuite bathroom, ensuring convenience and privacy for the master bedroom. Additionally, there is a stylish three-piece bathroom, complemented by a downstairs WC, making it practical for everyday living.

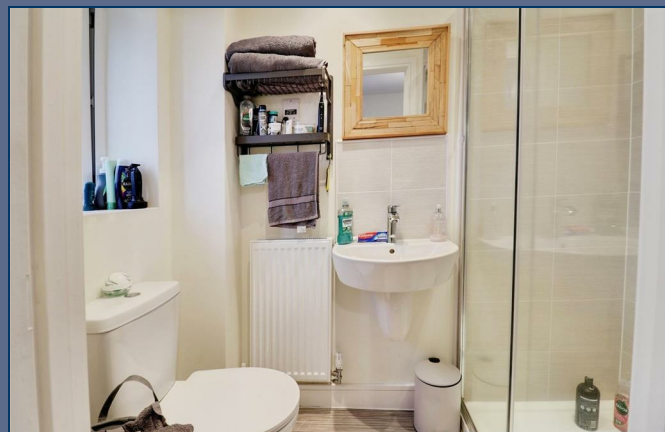
Outside, the rear garden presents a lovely outdoor space, ideal for enjoying sunny days or hosting barbecues. An outbuilding adds further versatility, providing an excellent opportunity for a home office, gym, or additional living space, catering to your personal needs.

For those with vehicles, the property includes a driveway, offering off-street parking for your convenience.

This charming home on Fell Avenue is not just a property; it is a lifestyle choice, combining modern amenities with a welcoming atmosphere. It is a wonderful opportunity for anyone looking to settle in a vibrant community in Newcastle. Don't miss the chance to make this lovely house your new home.

Council Tax Band- B
Tenure- Freehold
Council- Newcastle-under-Lyme Borough Council

£215,000



Ground Floor

Entrance Hallway 3'10" 4'2" (1.193m 1.281m)

Living Room 3'7" x 5'5" (1.115m x 1.664m)

Kitchen Diner 13'5" x 13'1" (4.093m x 4.002m)

Downstairs WC 3'7" x 3'9" (1.115m x 1.1604m)

Understairs Storage

First Floor

Landing

Bedroom One 11'3" x 11'4" (3.440m x 3.463m)

Ensuite 6'11" x 3'11" (2.118m x 1.198m)

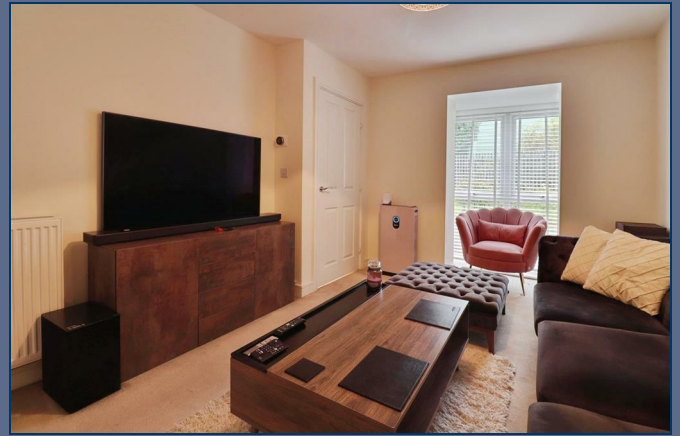
Wardrobe 2'3" x 4'0" (0.701m x 1.241m)

Bedroom Two 8'7" x 13'4" (2.631m x 4.083m)

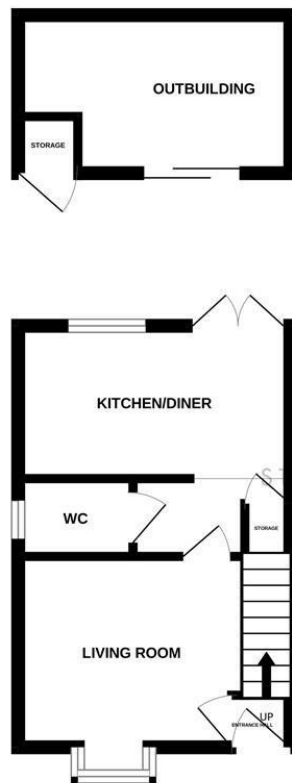
Bathroom 6'2" x 6'4" (1.891m x 1.954)

Stephenson Browne AML Disclosure

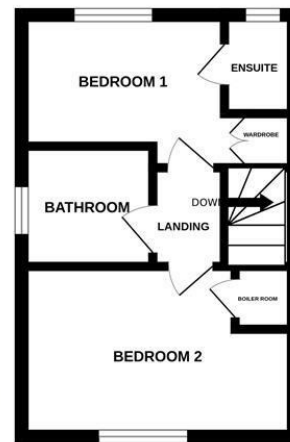




GROUND FLOOR



1ST FLOOR



STEPHENSON BROWNE

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Stephenson Browne Estate Agents

Newcastle
56 Merrial Street, Newcastle under Lyme
Staffordshire, ST5 2AJ
Tel: 01782 625734

Sandbach
38 High Street, Sandbach
Cheshire, CW11 1AN
Tel: 01270 763200

Alsager
13 Crewe Road, Alsager
Stoke on Trent, ST7 2EW
Tel: 01270 883130

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