

**TO LET**



## **Merrial Street Newcastle**

1 Bedroom, 1 Bathroom, Room in Shared Flat

**£450 pcm**



## Merrial Street Newcastle

Room in Shared Flat,  
1 bedroom, 1 bathroom

£450 pcm

Date available: 7th June 2025

Deposit: £519

Furnished

Council Tax band: A

- Fully Furnished
- Bills Included
- Shared Kitchen
- Shared Bathroom
- Located In The Heart of Newcastle
- Large shared lounge
- Double room

ALL BILLS INCLUDED. Martin and co offer for rent this furnished double room with all bills included which is within a shared 3 bedroom flat located in the heart of Newcastle Town Centre. The property has a large shared lounge, kitchen and bathroom and is within walking distance from the main bus station and the Hospital.

KITCHEN Fitted kitchen comprising of a range of base units with contrasting worktops over, wall units, stainless steel sink and drainer. Free standing gas cooker, fridge freezer, washing machine. Wall mounted gas boiler and a UPVC double glazed window.

BATHROOM White suite comprising of WC, pedestal wash hand basin and a bath with a shower over. Additional separate shower. Vinyl flooring, part tiled walls and UPVC double glazed obscure window.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	56
(21-38)	F		

**BEDROOM** Carpeted flooring, wall mounted radiator and UPVC double glazed window. Fully furnished room with single bed.

**LIVING ROOM** Spacious furnished living room with carpeted flooring, wall mounted radiator, UPVC double glazed window and a feature fireplace.

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**Martin & Co Newcastle under Lyme** 01782 453 001  
12 Albion Street • Stoke-On-Trent • ST1 1QH  
T: 01782 453 001 • E: newcastleunderlyme@martinco.com <http://www.martinco.com>



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