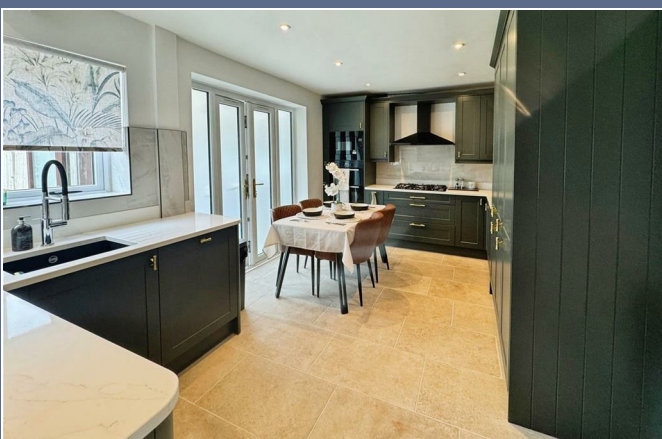




Cauldon Avenue



£1,200

56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



48 Cauldon Avenue ST5 8QF

Optional furnishings included with the let. Located on Cauldon Avenue in Newcastle, this beautifully restored semi-detached house offers a perfect blend of traditional charm and modern elegance. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The interior has undergone stylish improvements and boasts a conservatory and large utility area and ground floor WC to complete the package.

Upon entering, you will be greeted by an attractive hallway leading separately to a front reception room and recently installed kitchen dining room. The kitchen includes integral appliances including dishwasher, double oven and microwave and a contemporary pantry cupboard. A large fridge/freezer forms part of the spacious utility room in addition to washer and dryer that adds a separate area for practical daily living. There is a recently installed brand new boiler with Hive thermostat. A conservatory at the rear provides additional living space.

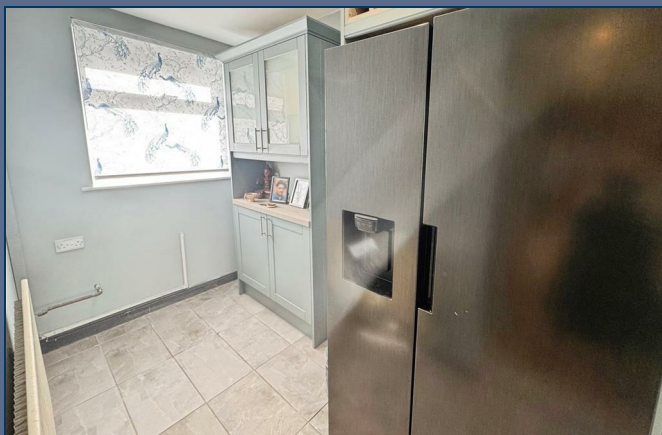
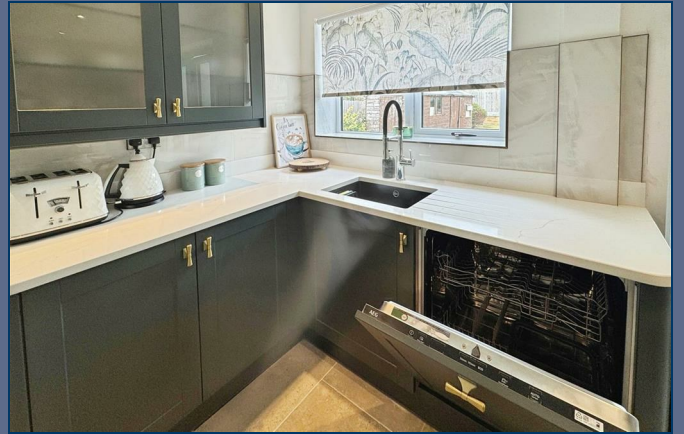
The first floor features a lovely modern bathroom with two double bedrooms, one with large fitted wardrobes and a separate smaller single room that could be utilised as office space. Fully boarded loft space with fitted ladder.

The exterior boasts a large rear lawned garden and driveway for several vehicles at the front.

A four weekly gardener and fortnightly window cleaner are available for use if required and contacts can be provided. All the furniture can be provided as part of the let with some pieces as optional items - to be negotiated. Please make enquiries in relation to this. Council Tax Band A, EPC Grade D. Available mid November 2025.

£1,200

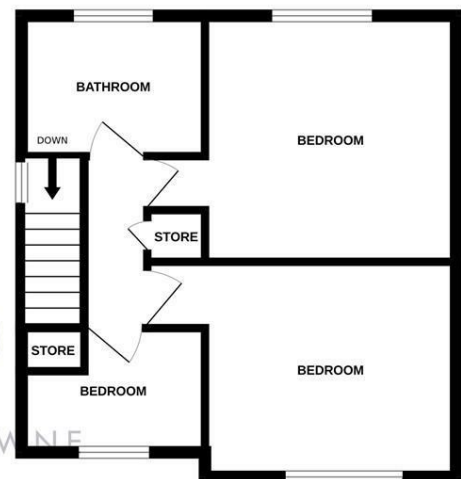
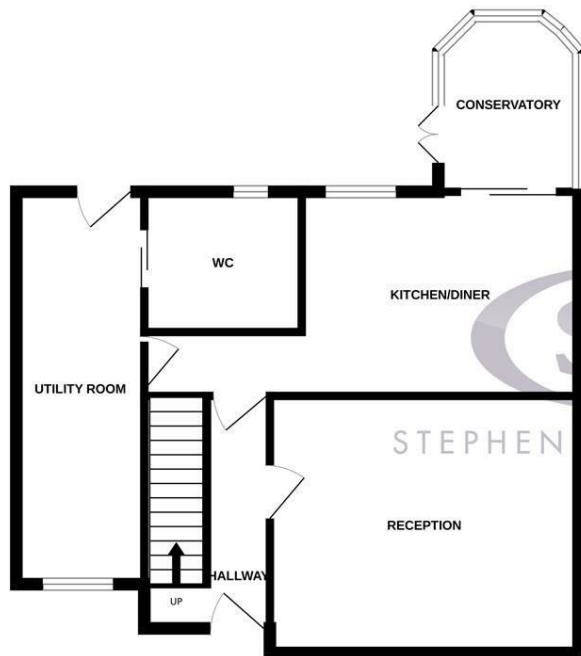






GROUND FLOOR

1ST FLOOR



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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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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