



Sharman Close



£900 PCM

56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





## 9 Sharman Close ST4 7LS

This well presented 2 bedroom modern semi-detached property is tucked away in a much sought after residential location in Penkhull. Upon entering the property, you are welcomed by a spacious reception room, ideal for relaxed living and entertaining guests. The adjoining kitchen provides ample space for culinary activities and comes ready to accommodate a range of appliances, making it practical for daily routines.

The property features two generously sized bedrooms, The bathroom is conveniently positioned to serve both bedrooms, completing the well-considered interior layout. You can also enjoy an enclosed garden to the rear and off road parking for two cars.

Close proximity to the Royal Stoke University Hospital and excellent commuter links A50/A500/M6/A34.  
Council Tax Band B. EPC Grade D. Long Term Let, Available end October 2025.

£900 PCM



ENTRANCE HALL	
LOUNGE	15'10" x 10'11" (4.83 x 3.33)
KITCHEN/DINER	14'1" x 8'0" (4.29 x 2.44)
LANDING	
BEDROOM ONE	14'1" x 9'3" (4.29 x 2.82)
BEDROOM TWO	14'8" x 7'7" (4.47 x 2.31)
BATHROOM	





# 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

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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors.