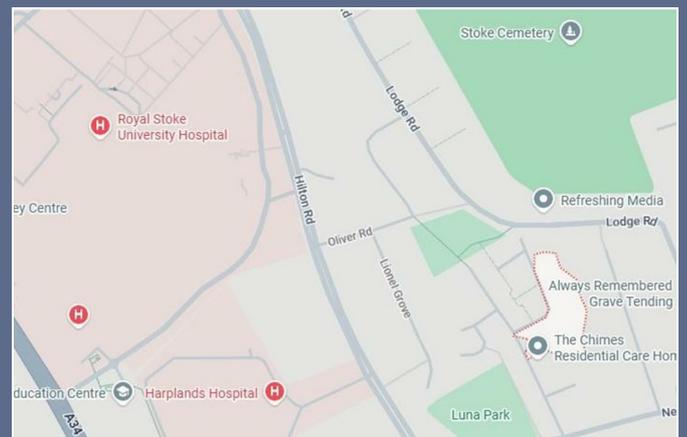




## Simonburn Avenue Penkull



£600 PCM

56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734



9 Simonburn Avenue  
Penkull  
ST4 5JR

This one bedroom ground floor apartment is situated in a quiet and convenient location and makes an ideal starter home. Within walking distance of the hospital, the area is a great community or for hospital staff too. Modern Compact kitchen with fridge, washer and cooker. Open plan lounge/kitchen. Double bedroom with storage and bathroom comprising of white 3 piece suite. There is also allocated parking to the outside. Council Tax Band A. EPC Grade D. Long Term Let.



£600 PCM



IMPORTANT NOTICE



## GROUND 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.  
Made with Metropix ©2026

# Stephenson Browne Estate Agents

Newcastle  
56 Merial 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.