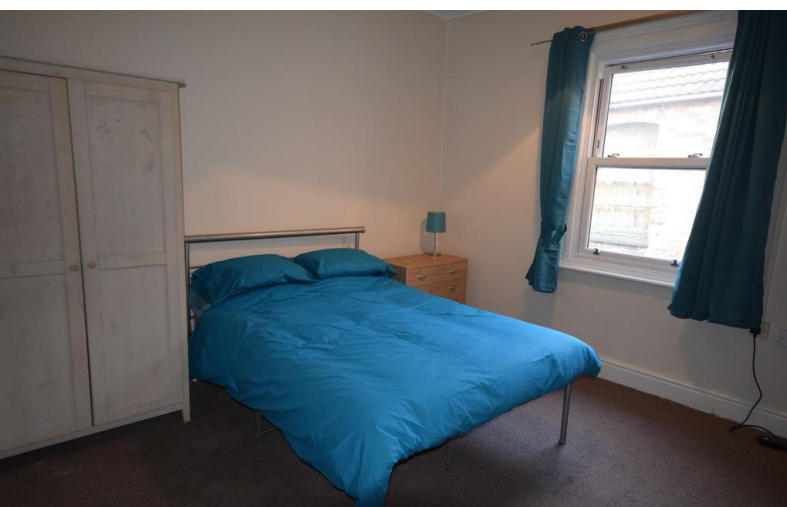


**TO LET**



## **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  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.