



Hemsby Way



£197,000

56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





# 34 Hemsby Way ST5 4QX

This charming three-bedroom semi-detached home offers a perfect blend of modern living and family-friendly comfort.

The property features a bright and inviting reception room, leading through to a contemporary kitchen-diner with sliding doors that open seamlessly onto the rear garden, creating an ideal space for entertaining or relaxing.

The rear garden boasts a large patio area and a grassed section, perfect for hosting gatherings or for children to play. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from off-road parking on a private driveway and both front and rear gardens, providing ample outdoor space. Situated in a popular residential area, this home offers convenience, comfort, and a welcoming atmosphere, making it an excellent choice for families or first-time buyers.

Council Borough: Newcastle-Under-Lyme

Council Tax Band: B

Tenure: Freehold

## £197,000



Ground Floor

Hallway

Lounge 14'1" x 11'8" (4.31m x 3.57m)

Kitchen Diner 14'1" x 7'9" (4.30m x 2.37m)

First Floor

Landing

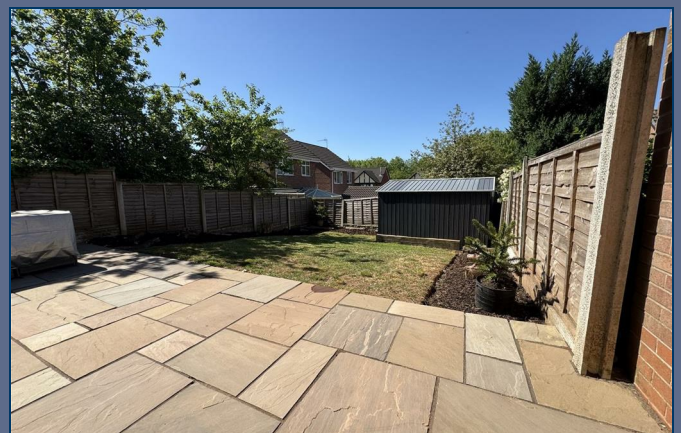
Bedroom One 11'11" x 8'0" (3.64m x 2.45m)

Bedroom Two 8'6" x 8'0" (2.61m x 2.46)

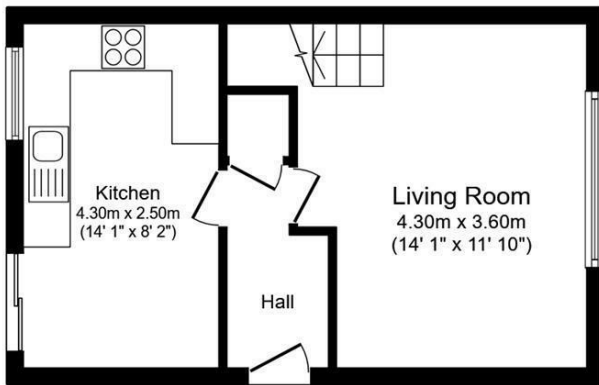
Bedroom Three 8'5" x 5'9" (2.59m x 1.77)

Bathroom 6'2" x 5'4" (1.89m x 1.65)

Stephenson Browne AML Disclosure

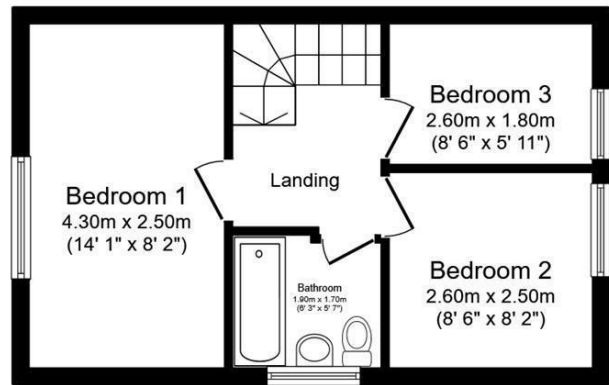






### Ground Floor

Floor area 31.7 sq.m. (341 sq.ft.)



### First Floor

Floor area 31.6 sq.m. (341 sq.ft.)

**Total floor area: 63.3 sq.m. (682 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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