



Clarence Street  
Wolstanton



Offers Over £130,000

56 Merial Street  
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# 8 Clarence Street Wolstanton ST5 8AR

This property is located on Clarence Street, Wolstanton, it is a delightful terrace house which offers a perfect blend of comfort and style. Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed dining room, ideal for family meals and entertaining guests. Adjacent to this is a spacious lounge, providing a cosy retreat for relaxation.

The bright galley kitchen is thoughtfully designed with ample storage, making it a practical space for culinary enthusiasts. The property boasts a generously sized bathroom, ensuring convenience for all residents. Upstairs, you will find two generously proportioned bedrooms, each tastefully decorated to create a warm and inviting atmosphere.

Outside, the low maintenance paved back garden offers a charming outdoor space, perfect for enjoying a morning coffee or a quiet evening. This property is not only beautifully presented but also conveniently located, making it an excellent choice for those seeking a comfortable home in a friendly neighborhood. Whether you are a first-time buyer, looking for an investment property or to downsize, this house is sure to impress.

NO UPWARD CHAIN!!

Council- Newcastle-Under-Lyme  
Council Tax Band - A  
Tenure- Freehold

Offers Over £130,000



## Ground Floor

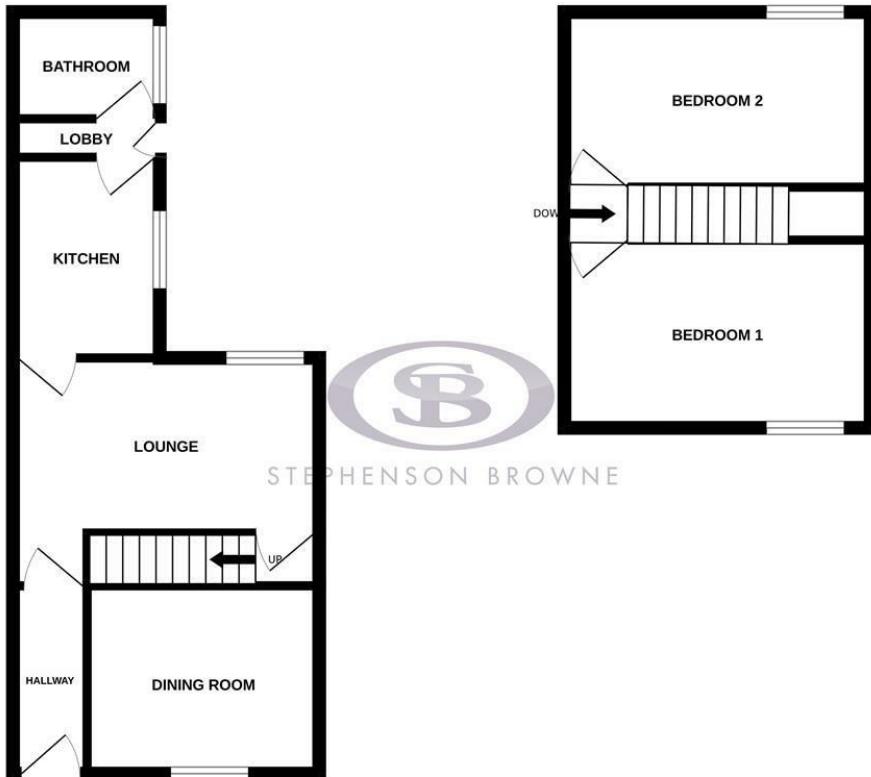
Hall Way	11'4" x 2'5" (3.476 x 0.751)
Dining Room	9'1" x 10'10" (2.783 x 3.308)
Lounge	15'1" x 12'4" (4.607 x 3.779)
Kitchen	11'2" x 6'11" (3.414 x 2.119)
Lobby	3'5" x 2'4" (1.050 x 0.726)
Bathroom	6'5" x 7'8" (1.975 x 2.361)
First Floor	
Bedroom One	12'4" x 10'10" (3.765 x 3.303)
Bedroom Two	12'4" x 11'11" (3.773 x 3.644)





GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.

1ST FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



**TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the details 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 operation or efficiency can be given.  
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# Stephenson Browne Estate Agents

## Newcastle

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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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