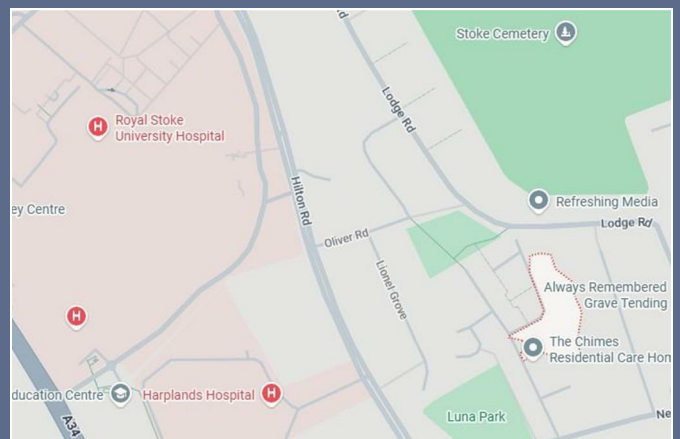




Simonburn Avenue  
Penkull



£575 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.

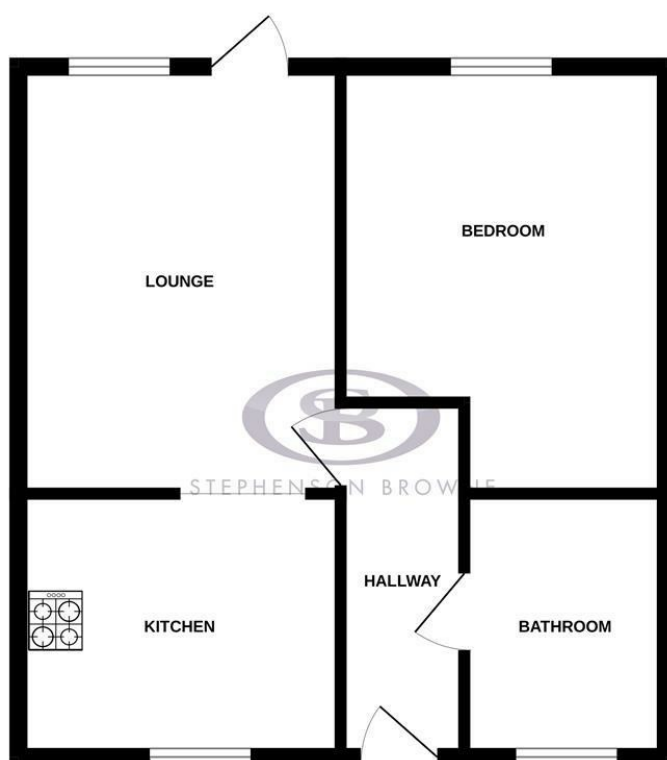
£575 PCM



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.  
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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.

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