



Room 3 3 Friarswood Road, Newcastle-under-Lyme, ST5 2EE

£130 Per Week

- Student Property
- Refurbished
- Newcastle Town Centre
- Inclusive rent

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*** INCLUSIVE STUDENT HOUSE SHARE *** ROOMS AVAILABLE FOR AUGUST/SEPTEMBER 2025

Situated 5 minutes from Newcastle town centre, this property is perfect for those attending Keele University.

The property has been refurbished to a high standard and provides luxurious shared living accommodation.



Council Tax Band:



Situated 5 minutes from Newcastle town centre, this property is perfect for those attending Keele University.

The property has been refurbished to a high standard and provides luxurious shared living accommodation consists of a spacious living/dining area furnished with a large corner sofa, dining table and chairs and a 49" smart TV.

The fully fitted kitchen has an integrated gas hob, electric oven and extractor, fridge/freezer together with a microwave, toaster and kettle. In the utility room there is a (free to use) washing machine and tumble dryer. Each of the three double bedrooms has a double bed, double wardrobe, bedside cabinet, chest of drawers, desk and chair.

Offered on an inclusive basis, the rent includes mains utilities charge, virgin broadband, and TV licence (communal area only).

Room 1 (Double) - £125 per week

Room 2 (Double) - £125 per week

Room 3 (Extra Large Double) - £130 per week

Property Type: 3-bed house share

Availability: From August/September 2024

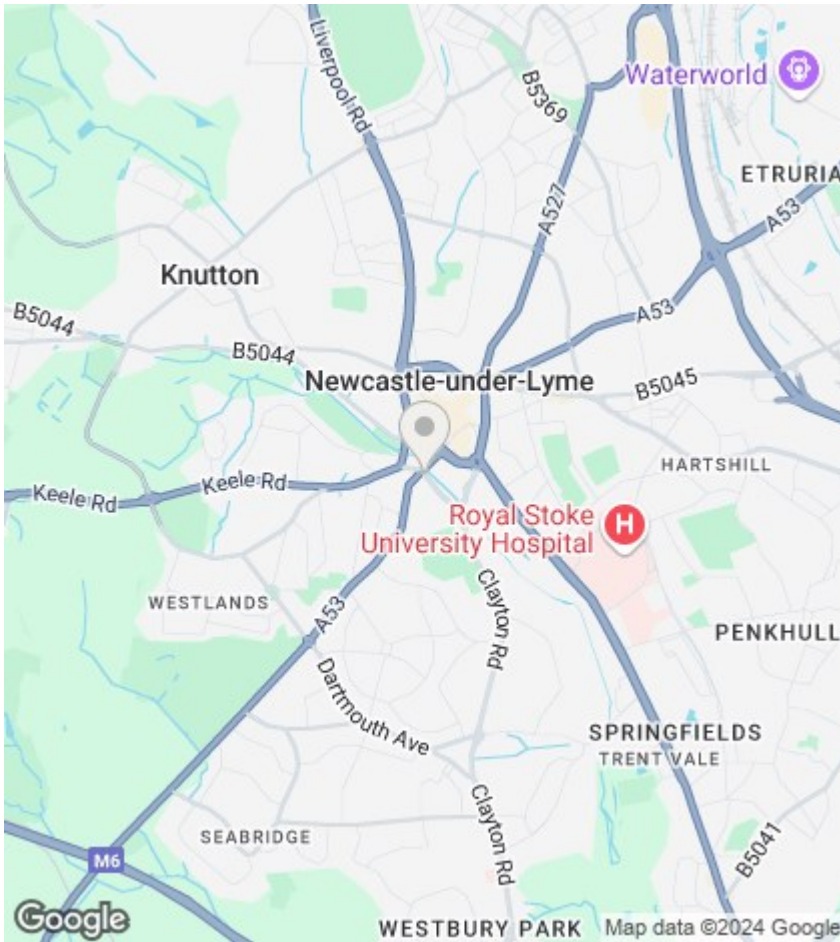
Deposit: Lodged with the Deposit Protection Service

Included: Mains Utilities Charges (fair usage policy applies), Superfast Broadband, TV licence and Council Tax

Furnishings: Furnished

Smokers: Smoking is not permitted inside the property.

Tenure: Rooms are available using Assured Shorthold Tenancy (AST) agreements. All tenancies will be subject to satisfactory references being obtained. An Inventory and Schedule of Condition will be incorporated into each tenancy agreement.



Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 