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

## £477 Per Month

- Student Property
- Newly fully refurbished bathroom/shower room, not shown on photos/video tour
- Newcastle Town Centre
- Inclusive rent

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

*** INCLUSIVE STUDENT HOUSE SHARE *** ONE ROOM AVAILABLE FOR AUGUST/SEPTEMBER 2026

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.

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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.

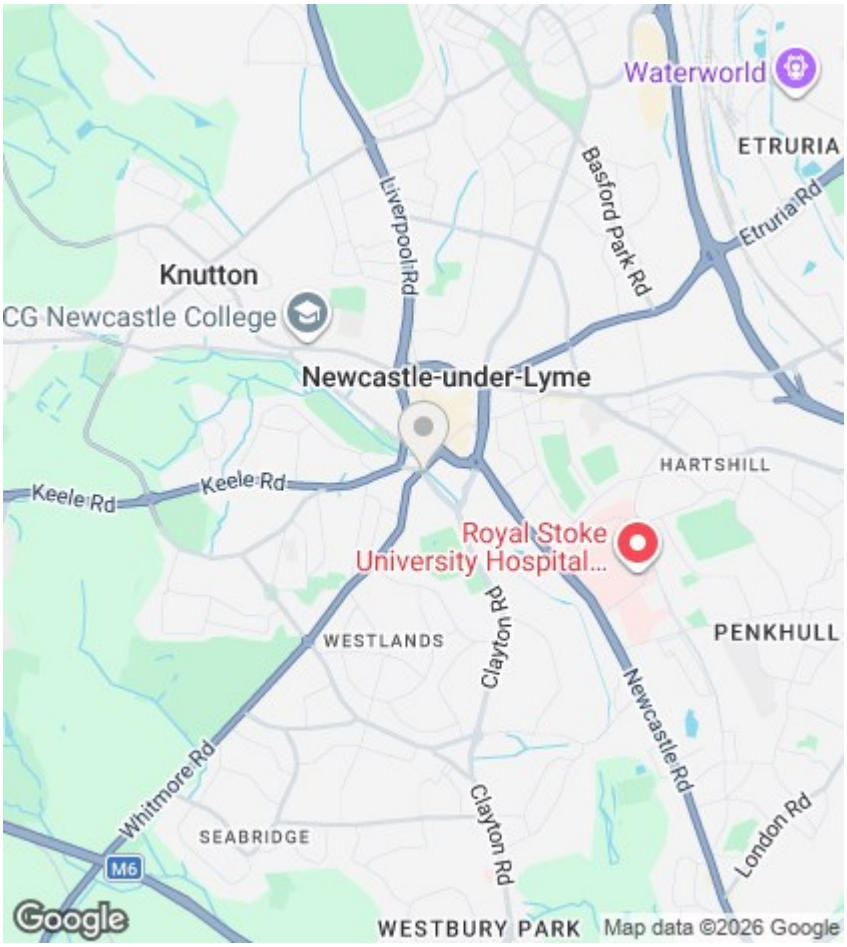
Newly fully refurbished bathroom/shower room, shown on photos but not shown on video tour.

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

Room 1 (Double) - LET
Room 2 (Double) - LET
Room 3 (Extra Large Double) - £477.00 per month (£110.00 per week)

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

Style: 3 bedroom student house
Status: To Let
Availability: 1st September 2026
Rent: £477.00 per month i.e. £110.00 per week per room
Holding Deposit: £110.00
Deposit: £350.00 to be lodged with the Deposit Protection Service
Included: Mains Utilities Charges (fair usage policy applies), Superfast Broadband, TV licence and Council Tax
Furnishings: Furnished
EPC Rating: D
Council Tax Band: n/a student exemption
Broadband: FTTC
Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, O2, Vodafone
Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



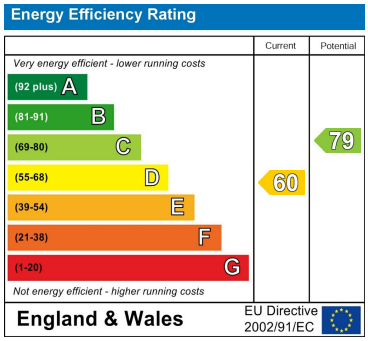

## Directions

## Viewings

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

## EPC Rating:

D




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