

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

£135 Per Week

- 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.



Council Tax Band: D



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, not shown on photos/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) - £135 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.

Style: 3 bedroom student house

Status: To Let

Availability: 1st September 2026

Rent: £135.00 per week per room

Holding Deposit: £135.00

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

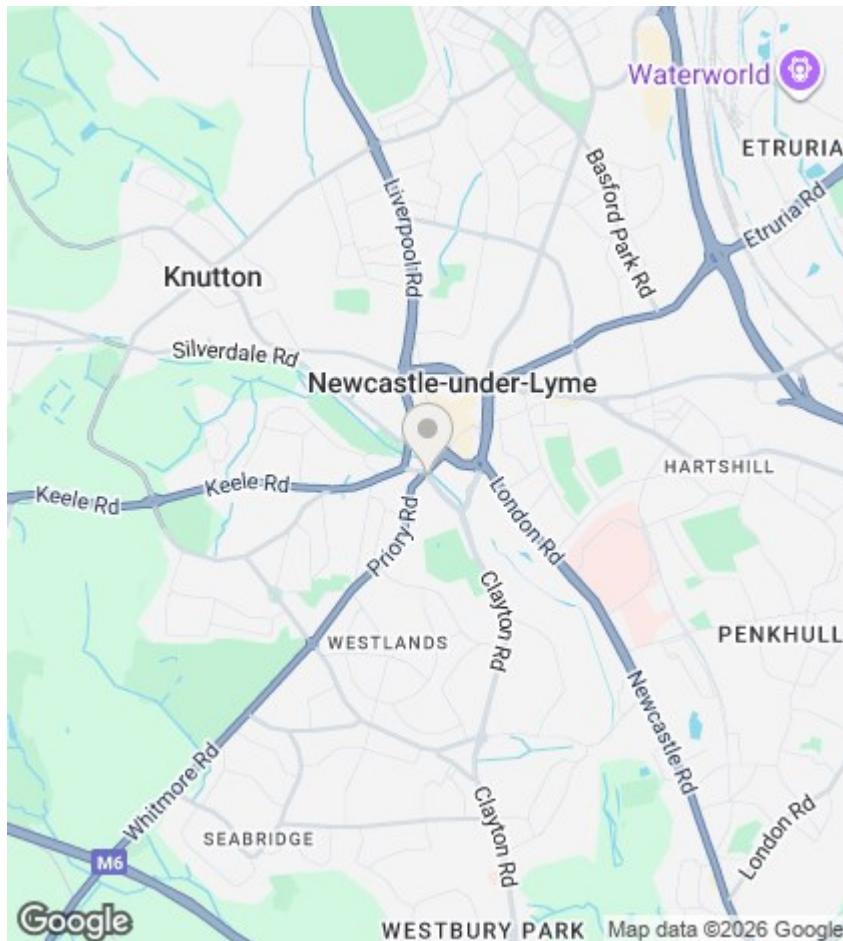
EPC Rating: D

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

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	