



Birch Dale  
Madeley



£145,000

56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734



# 15 Birch Dale Madeley CW3 9NS

Welcome to this charming CHAIN FREE property located in the serene Birchdale, Madeley. This delightful home boasts a spacious interior, perfect for those seeking a comfortable and roomy living space.

Inside, you will find two well-proportioned reception rooms, offering versatility in how you can utilise the space to suit your lifestyle and needs. Whether it's creating a cosy lounge area or a formal dining room, the possibilities are endless.

One of the standout features of this property is its sizeable rear garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

Situated in a quiet location, this house offers a peaceful retreat from the hustle and bustle of everyday life, making it an ideal sanctuary for relaxation and unwinding.

Furthermore, this property is available with no onward chain, ensuring a smooth and hassle-free transition for those looking to make this house their new home.

Don't miss out on the opportunity to own this wonderful property in Birch Dale. Book a viewing today and discover the potential this house holds for you and your family.

£145,000



Entrance Hall

Living Room 16'11" x 11'3" (5.16m x 3.43m)

Dining Room 10'2" x 9'3" (3.1m x 2.82m)

Kitchen 13'10" x 6'9" (4.24m x 2.06m)

Stairs to First Floor

Landing

Master Bedroom 11'6" x 11'3" (3.51m x 3.43m)

Bedroom Two 15'7" x 7'8" (4.75m x 2.34m)

Bedroom Three 9'1" x 7'8" (2.77m x 2.34m)

Bathroom

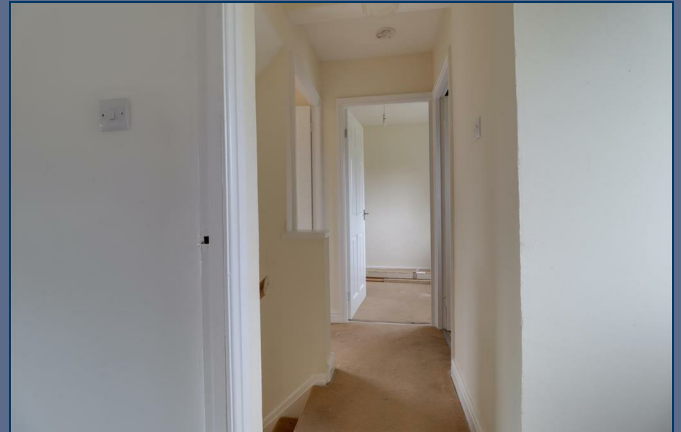
Upstairs W.C

Externally

Council Tax

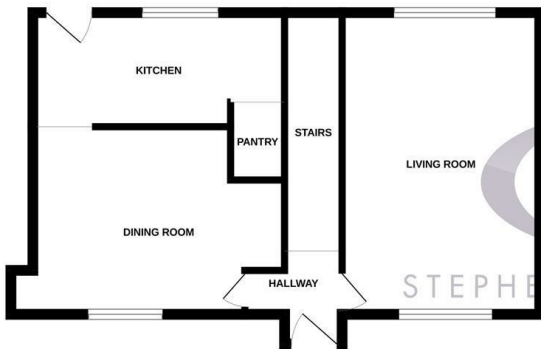
Tenure

Need to Sell?

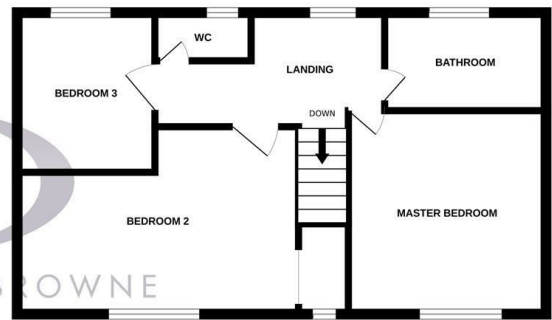




GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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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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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