



Birch Dale
Madeley



£125,000

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 to create 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.

For sale with no onwards vendor chain.

Please be aware that this property has Grade 3 Red Ash, and is therefore highly unlikely to be suitable for a mortgage. Please consult with your broker or lender regarding the suitability of any mortgage product for a purchase of this nature prior to viewing.

£125,000



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

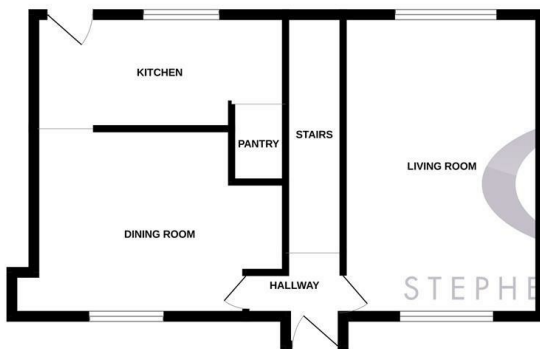
Tenure

Need to Sell?

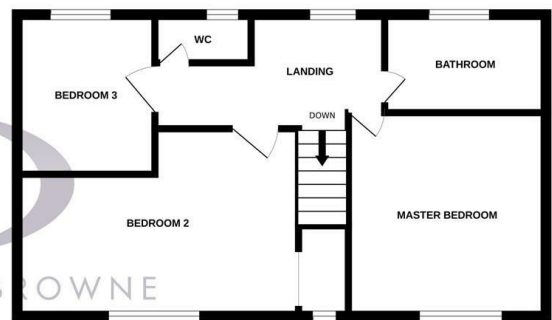




GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



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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