



Merlin Way
Kidsgrove, ST7 4YL

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- SPACIOUS THROUGHOUT
- LOUNGE, DINING ROOM, OFFICE/SITTING ROOM
- CONSERVATORY, KITCHEN, UTILITY
- THREE DOUBLE BEDROOMS
- ENSUITE & FAMILY BATHROOM
- GOOD SIZED LANDSCAPED GARDENS

£295,000





Property Description

INTRO

DIRECTIONS

Please follow Sat Nav for postcode ST7 4YL turn in the the left cul de sac and the property can be found on the right hand side as identified by our for sale sign.

ENTRANCE HALL

With access via a composite entrance door with glazed panels, stair case to the first floor.

LOUNGE

12' 10" x 10' 7" (3.91m x 3.23m)

With a bay window to the front, radiator. Open arch to;

DINING ROOM

10' 3" x 7' 8" (3.12m x 2.34m)

Radiator, glazed patio doors to;

CONSERVATORY

10' 10" x 9' 9" (3.3m x 2.97m)

A brick base UPVC conservatory with windows overlooking the landscaped garden, radiator, solid insulated roof, french doors to the garden.

KITCHEN

10' 4" x 8' 11" (3.15m x 2.72m)

Comprising fitted base and wall units, built in double oven, hob and extractor, single drainer sink, window to the rear, understairs store area.

UTILITY ROOM

7' 2" x 5' 2" (2.18m x 1.57m)

With fitted base units, work surfaces, UPVC side external door.

CLOAKS/W.C

A low level W>C wash hand basin, radiator, window to the side.

FIRST FLOOR LANDING

Access to the loft, store cupboard off. Boiler cupboard with Worcester combi gas boiler.

BEDROOM ONE

11' 10" x 10' 9" (3.61m x 3.28m)

Window to the rear, fitted wardrobes, radiator.

ENSUITE

Comprising an enclosed shower cubicle, low level W.C wash hand basin, window to the rear, radiator, splash back tiling.

BEDROOM TWO

10' 9" x 9' 5" (3.28m x 2.87m)

Window to the front, radiator, over stairs cupboard for storage.

BEDROOM THREE

13' x 9' 3" (3.96m x 2.82m)

Window to the front fitted wardrobes.

BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, window to the rear, radiator.

EXTERNALLY

A double width driveway, landscaped front garden area, A paved path way to the side of the house.

REAR GARDEN

A good sized rear garden area with a paved patio leading to the lawn garden, extending round to the other side of the house. All enclosed with a great degree of privacy.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND TBC

EPC RATING (PDF available online)

Current: Potential:

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements