

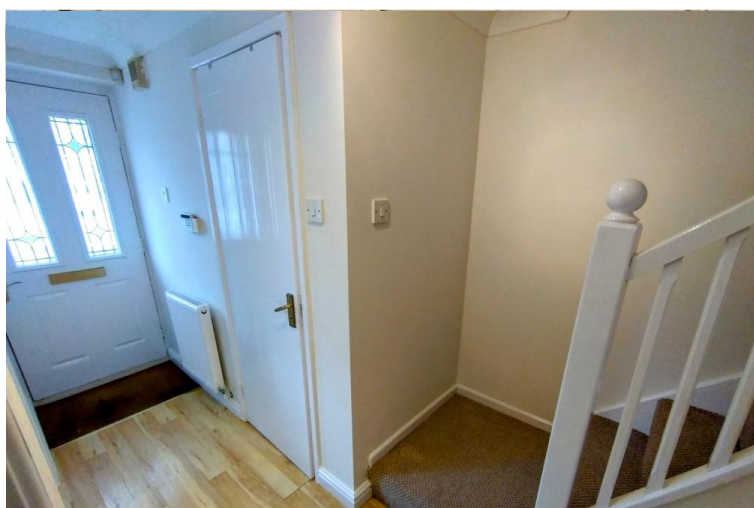


**Merlin Way**  
**Kidsgrove, ST7 4YL**

- BEAUTIFULLY PRESENTED
- LANDSCAPED GARDENS & GARAGE
- WITHIN A POPULAR LOCATION
- HALL, CLOAKS/W.C, KITCHEN
- A SEMI DETACHED HOUSE
- SPACIOUS L SHAPED LOUNGE
- NO CHAIN
- THREE BEDROOMS, SHOWER ROOM

**£207,000**





## Property Description

### INTRO

A semi detached house offered For Sale with NO CHAIN! Comprising, entrance hall, cloaks/w.c, kitchen, a spacious L shaped lounge/dining room, conservatory, three bedrooms, a first floor shower room. Externally a block paved driveway, a landscaped rear garden area attracting the afternoon sun. UPVC double glazing and gas central heating. Recent decor. The property is located within a popular cul de sac location close to all amenities along with road and rail links, cycle pathways and Birchenwood Country Park. Viewing essential without further delay!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4YL. On entering the right hand Cul De Sac, the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a weatherbeater door. Stairs to the first floor. Understairs store. Coving to the ceiling. Radiator.



#### WC

Window to the front elevation. Low level W.C, wash hand basin. Splash back tiling. Consumer unit. Radiator.

#### KITCHEN

9' x 7' 5" (2.74m x 2.26m)

Window to the front elevation. A range of wall and base units, one and a half bowl drainer with mixer tap, work surface. Built in electric oven, gas hob with extractor over. Space for washing machine and fridge freezer. Splash back tiling.

#### LOUNGE/DINER

16' 5" x 15' 4" (5m x 4.67m)

L shaped room with a window to the rear elevation. Coving to the ceiling, two radiators. Patio doors to:

#### CONSERVATORY

11' 2" x 9' 5" (3.4m x 2.87m)

UPVC with french doors to the garden. Power points. Ceramic tiled floor.

#### FIRST FLOOR LANDING

Loft access. Coving to the ceiling. Doors to:

#### BEDROOM ONE

13' 3" x 10' (4.04m x 3.05m)

Two windows to the rear elevation. Built in wardrobes. Radiator.

#### BEDROOM TWO

10' 8" x 7' 9" (3.25m x 2.36m)

Window to the front elevation. Radiator.

#### BEDROOM THREE

10' 7" x 7' 3" (3.23m x 2.21m)

Window to the front elevation. Cupboard housing the power max boiler. Radiator.

#### SHOWER ROOM

Window to the side elevation. Suite comprising: enclosed shower cubicle with electric shower, low level W.C., wash hand basin. Heated towel rail.

#### EXTERNALLY

#### FRONT

A block paved drive provides off road parking. Side gate and paved path lead to:





#### REAR

Low maintenance garden with a paved patio and further decked area. Mature plant borders.

#### GARAGE

16' 6" x 8' 2" (5.03m x 2.49m)

Semi detached with up and over door.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### 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.



#### 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 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

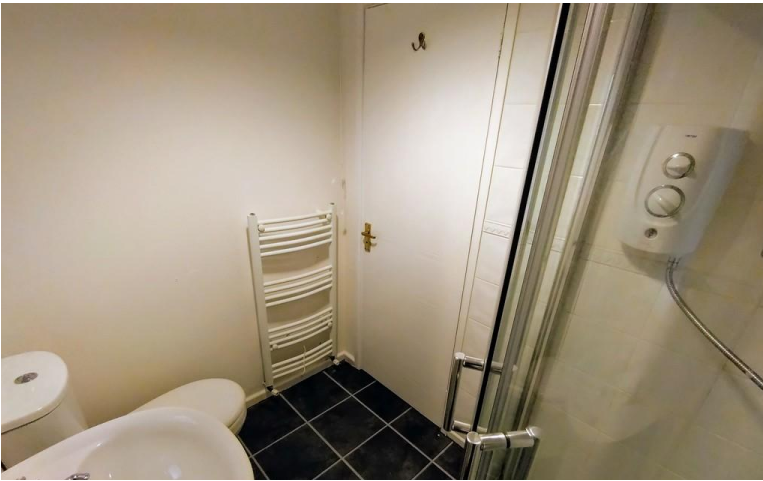
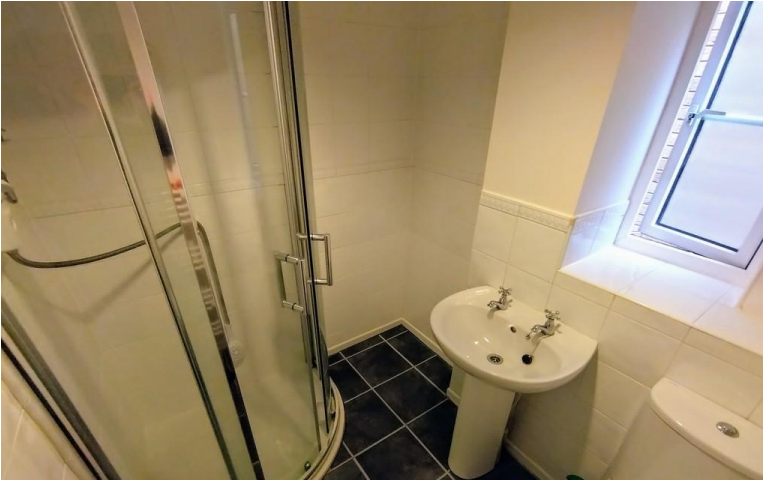
Newcastle Borough Council.

#### COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 72C Potential: 87B







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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