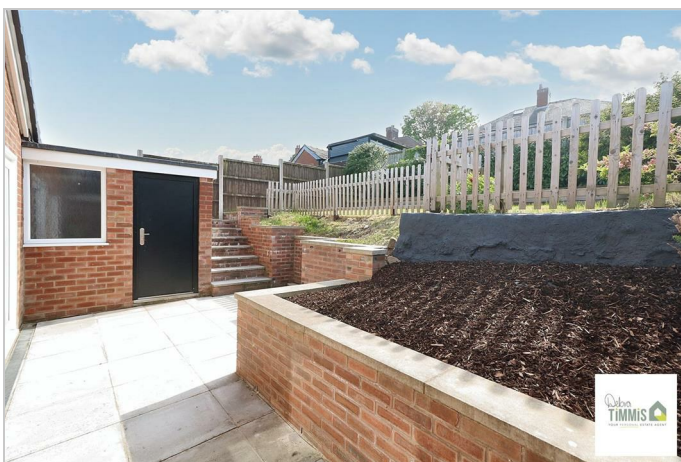


**Merrion Drive Bradeley Stoke-On-Trent ST6 7PQ**



**Offers In The Region Of £199,950**



## Merrion Drive, Bradeley, Stoke-On-Trent, ST6 7PQ

A beautiful Bungalow in it's truest form  
A wonderful property to make you feel all cosy and warm  
With a spacious lounge and breakfast fitted kitchen  
Once you see it you'll want to move in  
There's TWO BEDROOMS to sleep and modern shower room too  
Does this sound like the property you want to move in to?  
The outside offers driveway, garage and rear garden to sit  
A detached property such as this is sure to be a hit  
So if you think this sounds ideal for you  
Waste not a moment longer, you know what you need to do!

Located in the charming cul-de-sac of Merrion Drive, Bradeley, this beautifully presented detached bungalow offers a delightful blend of comfort and style. With its appealing façade and well-maintained surroundings, this property is perfect for those seeking a tranquil living environment.

Upon entering, you are greeted by a spacious lounge that exudes warmth and invites relaxation. The stylish fitted breakfast kitchen is a highlight, providing a modern space for culinary creativity and casual dining. This bungalow features two well-proportioned bedrooms, ideal for accommodating family or guests, along with a contemporary shower room that adds to the overall appeal.

The property benefits from double glazing and central heating, ensuring a cosy atmosphere throughout the year. The landscaped rear garden is a true gem, offering a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in a peaceful setting. Additionally, ample off-road parking is available, making it convenient for residents and visitors alike.

With no upward chain, this bungalow presents an excellent opportunity for a smooth and hassle-free move. Whether you are a first-time buyer, downsizing, or seeking a lovely home in a popular location, this property is sure to impress. Do not miss the chance to make this delightful bungalow your new home.

### Breakfast Kitchen

12'8" x 9'2" (3.88 x 2.81)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob with extractor hood and built-in oven. One and a half bowl sink with single drainer and mixer tap. Inset ceiling spot lights. Double glazed bow window to the front and double glazed window to the side. Upvc door to the side aspect. Space for breakfast table. Integrated dishwasher. Plumbing for automatic washing machine. Space for fridge freezer.

### Lounge

16'7" x 10'9" (5.06 x 3.29)

Double glazed bow window to the front aspect. Feature inset. Radiator and feature panel radiator.

### Inner Hallway

Cupboard housing gas central heating boiler.

### Bedroom One

12'4" x 8'11" (3.77 x 2.74)

Double glazed window. Radiator.



### Bedroom Two

11'1" x 9'1" (3.38 x 2.78)

Double glazed patio door with access into the rear garden. Radiator.



### Shower Room

6'5" x 5'4" (1.98 x 1.65)

Stylish suite comprises, shower cubicle housing mains shower, vanity wash hand basin and WC. Inset ceiling spot lights. Tiled walls. Panel radiator. Double glazed window to the side aspect.



### Externally

Low maintenance frontage with slate chippings. Driveway providing off road parking access to the attached garage/workshop suitable for a smaller width vehicle due to the access. Enclosed landscaped rear garden with patio/seating area. Steps to a lawn and feature garden area.

### Garage/Workshop

16'11" x 7'8" (5.16 x 2.35)

Double doors. Power and light. Personal door with access into the rear garden.

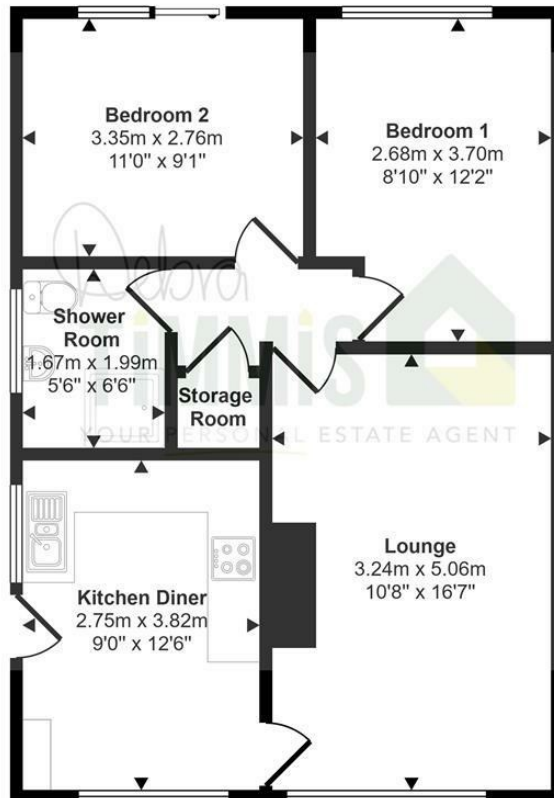
### Agents Notes

Solar Panels fitted at the property, any interested parties are advised to make their own enquiries.



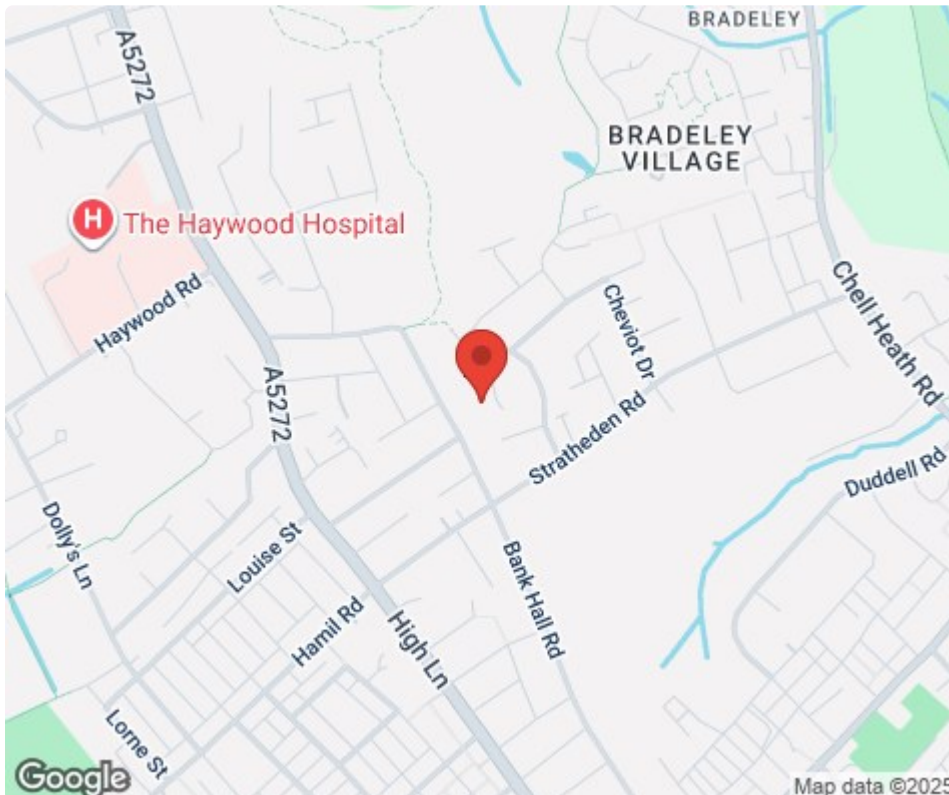


Approx Gross Internal Area  
55 sq m / 589 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 93                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      |                         |
| (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 |

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