

Mike

**Dobson**



**9 Mercia Way**

Manston, Leeds, LS15 8UA

**£349,950**

# 9 Mercia Way

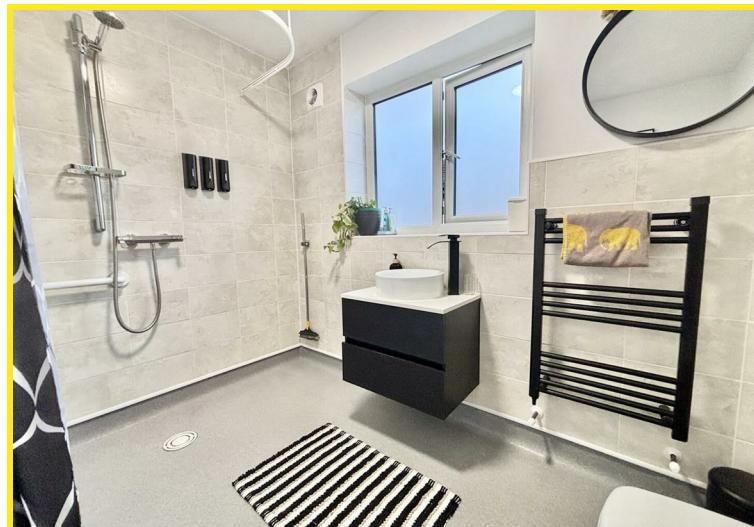
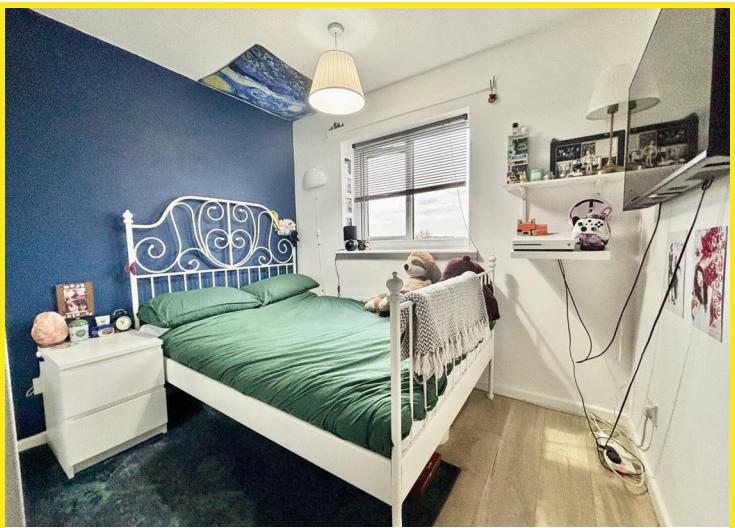
Nestled in a tranquil cul-de-sac on Mercia Way, Leeds, this splendid four-bedroom detached family home offers a perfect blend of comfort and convenience. The property boasts a spacious lounge, complete with a study area, ideal for both relaxation and productivity. Adjacent to the lounge is a separate dining room, perfect for family meals and entertaining guests. The fitted kitchen is well-equipped, making meal preparation a delight.

The four generously sized double bedrooms provide ample space for family living, while the family bathroom has been thoughtfully designed as a wet room, catering to all needs. The property also features a driveway that accommodates multiple vehicles, along with a detached garage that includes an up-and-over door for easy access.

Step outside to discover a private and enclosed rear garden, a true haven for outdoor enjoyment. The garden features both paved and decked seating areas, perfect for al fresco dining or simply soaking up the sun. A large lawn provides plenty of space for children to play, while the further seating area at the bottom of the garden invites relaxation amidst the beauty of mature shrub beds, plants, and an array of fruit trees.

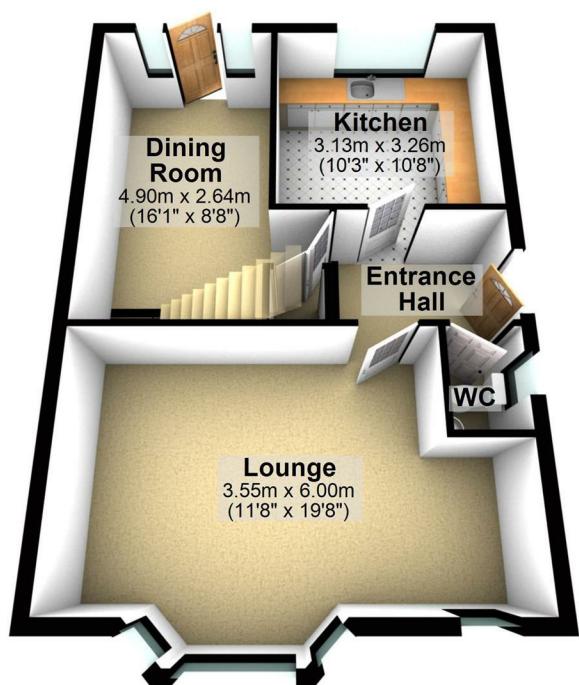
This home is ideally located with easy access to local shops at The Springs, as well as schools and public transport facilities, making it a fantastic choice for families seeking both comfort and convenience. With its charming features and excellent location, this property is a must-see for anyone looking to settle in Leeds.



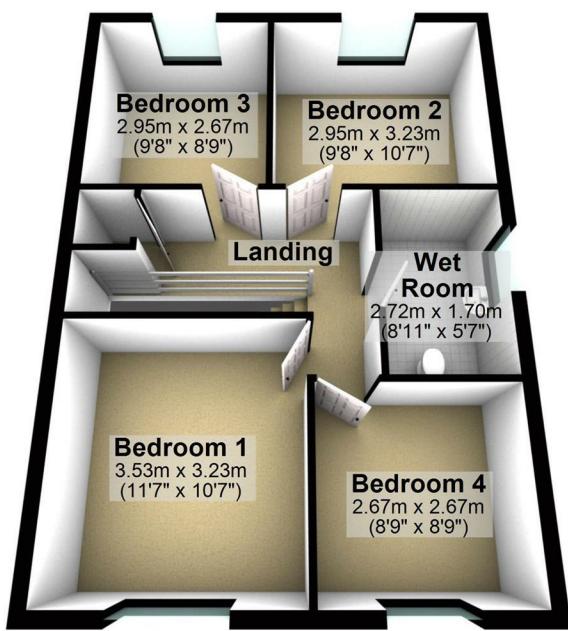


## Floor Plan

### Ground Floor

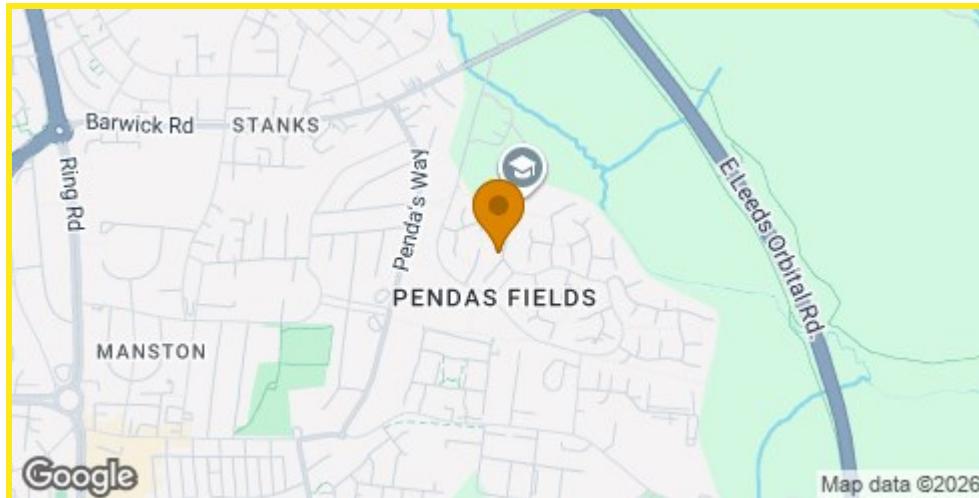


### First Floor

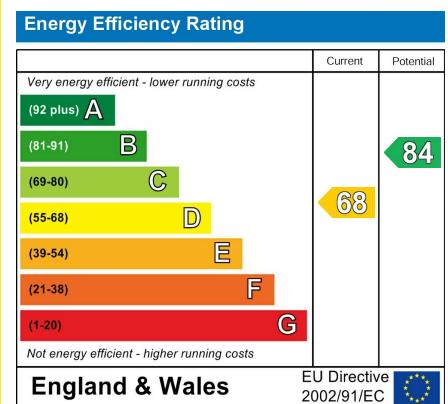


Total area: approx. 103.0 sq. metres (1108.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

LS15 8UA

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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