



36 Merlin Way  
, Crewe



STEPHENSON BROWNE





## 36 Merlin Way, , Crewe

We here at Stephenson Browne delight in bringing to the market this lovely detached home which is nestled in the desirable area of Merlin Way. This home presents an excellent opportunity for families and individuals alike, sure to impress any discerning purchaser and worthy of an early inspection.

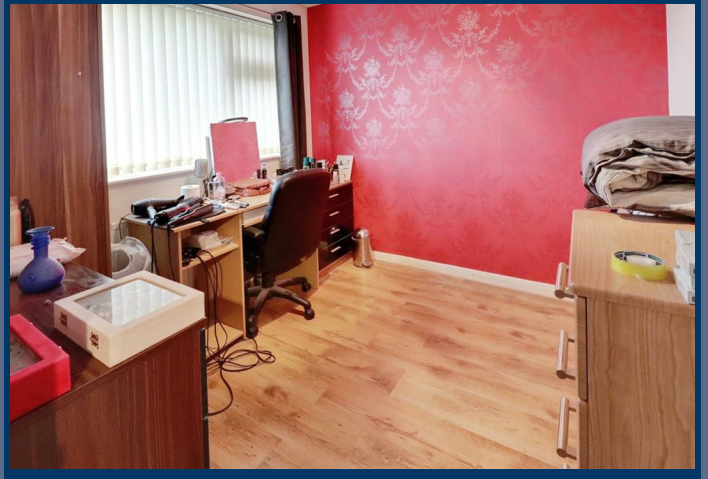
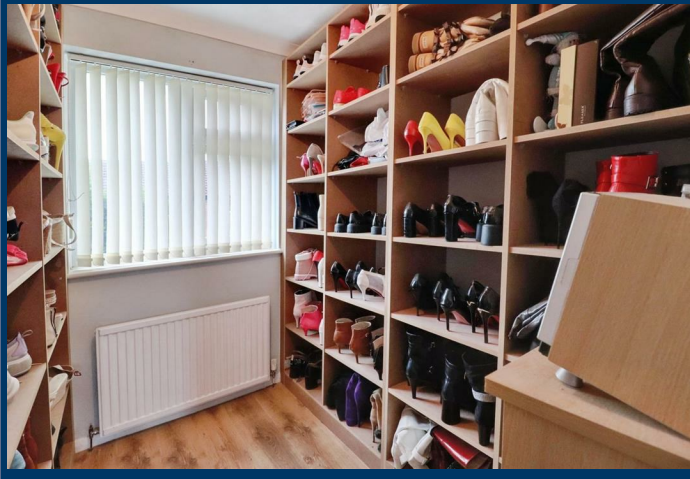
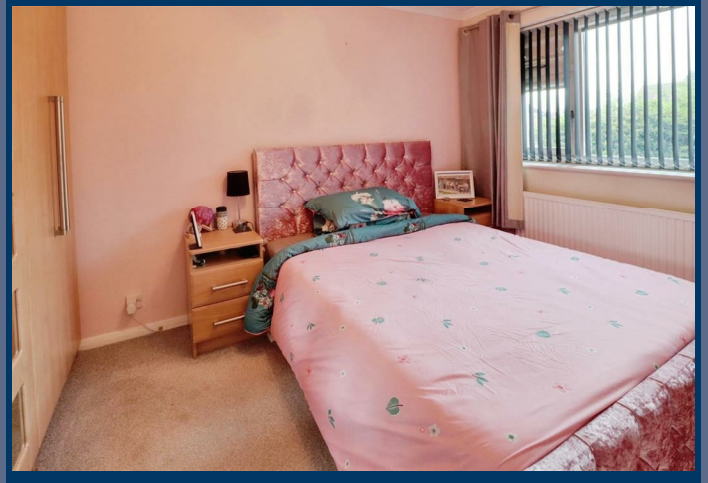
The property boasts two inviting reception rooms, including a spacious lounge that provides a perfect setting for relaxation and entertainment. The recently installed fitted kitchen is a highlight, offering ample storage and modern conveniences that will delight any home chef. Additionally, the conservatory at the rear of the house invites natural light and provides a lovely space to enjoy the garden views. There are three well proportioned bedrooms on the first floor, one of which is currently utilised as a showcase for a vast array of shoes, the accommodation is completed by the family bathroom, this home offers versatility to suit your



**£210,000**







lifestyle needs.

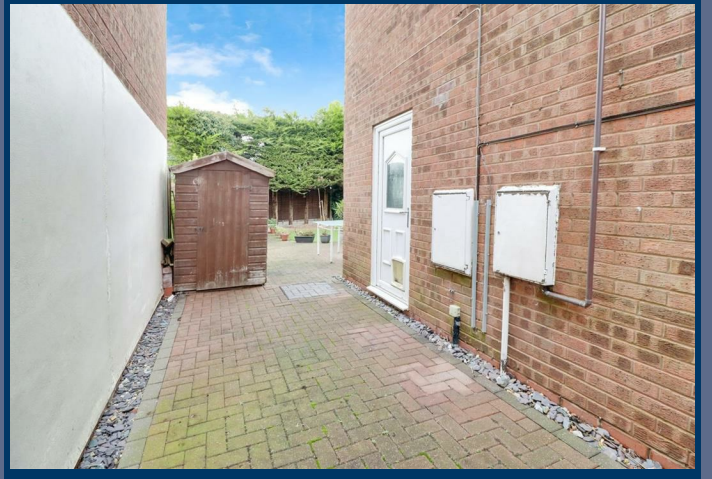
The enclosed landscaped garden is a true gem, providing a private outdoor retreat for family gatherings or quiet moments of reflection, the artificial grass ensures ease of maintenance providing an area to be enjoyed by everyone all year round. The front of the property features invaluable off road parking for two vehicles, with the potential for additional parking down the side of the property, or even the possibility of an extension subject to the necessary planning approvals.

Situated in a prime sought after location, this home is close to a variety of local amenities including highly regarded schools, making it an ideal choice for families. For those who enjoy the outdoors, the property is also conveniently located near beautiful woodland walks, a children's play park, and a basketball court, offering plenty of recreational opportunities.

In summary, this modern detached house on Merlin Way is a wonderful blend of comfort, convenience and style, ring us today to secure your viewing.







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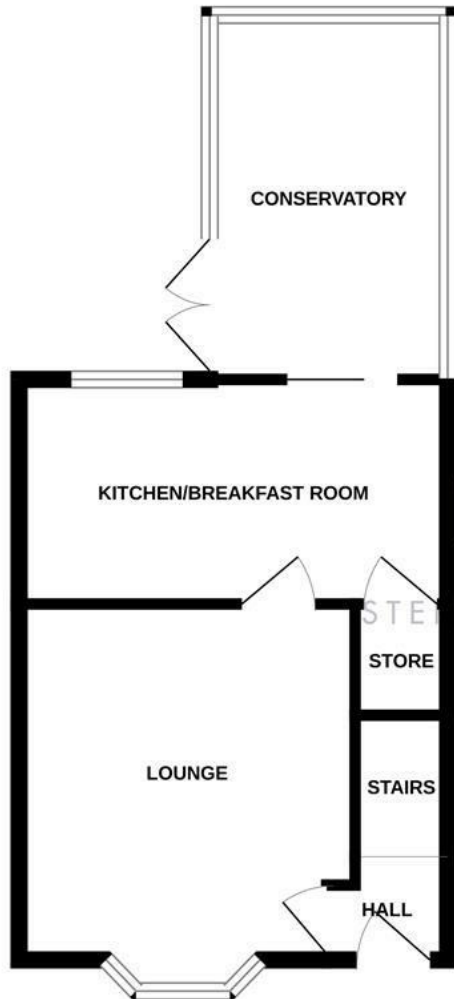


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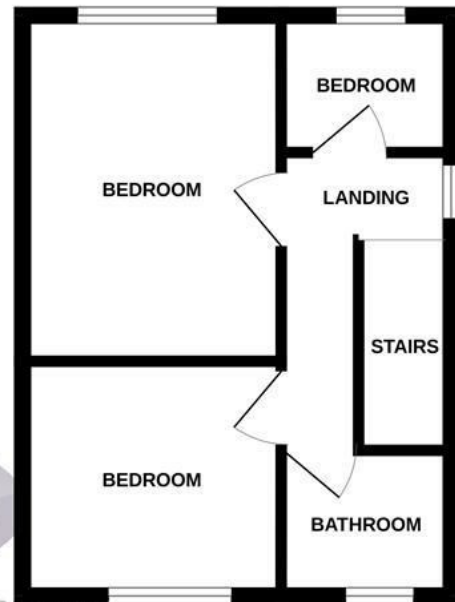
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GROUND FLOOR



1ST FLOOR



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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