



3

Bedrooms



1

Bathroom

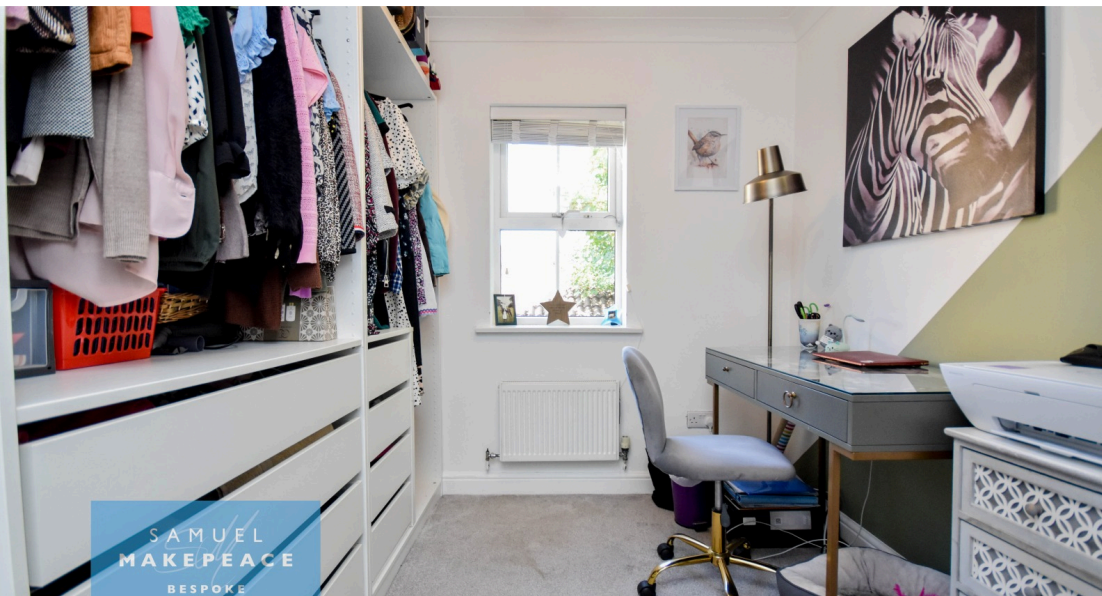


2

Receptions



- WELL-MAINTAINED DETACHED FAMILY HOME
- SPACIOUS AND COMFORTABLE LOUNGE
- CONTEMPORARY FITTED KITCHEN
- BRIGHT AND VERSATILE CONSERVATORY
- CONVENIENT DOWNSTAIRS WC
- THREE GENEROUSLY SIZED BEDROOMS
- MODERN AND STYLISH FAMILY BATHROOM
- AMPLE OFF-ROAD PARKING TO THE FRONT
- DETACHED GARAGE PROVIDING USEFUL STORAGE
- LARGE ENCLOSED REAR GARDEN WITH LAWN AND DECKING



**A Little Bit of Magic on Merlin Way? Abracadabra... your next home may have just appeared!**

Tucked away on Merlin Way, Kidsgrove, this well-maintained detached home is ready to cast its spell on its next lucky owner.

Step inside and you'll find a spacious lounge, perfect for relaxing, entertaining or simply putting your feet up after a long day. The contemporary kitchen brings a modern touch, while a handy downstairs WC takes care of those practicalities. And then there's the conservatory – a bright and versatile space that could become your favourite spot for morning coffee, an afternoon read or watching the garden work its magic through the seasons.

Upstairs, there are three generous bedrooms, offering plenty of room for family, guests, hobbies or that all-important "I'll turn it into a home office one day" room. A modern family bathroom completes the first floor.

Outside, the magic continues. To the front, there's off-road parking and a detached garage, giving you useful storage and parking options. To the rear is a large enclosed garden, featuring a good-sized lawn and decking – ideal for summer gatherings, children's adventures, or simply enjoying a little outdoor peace and quiet.

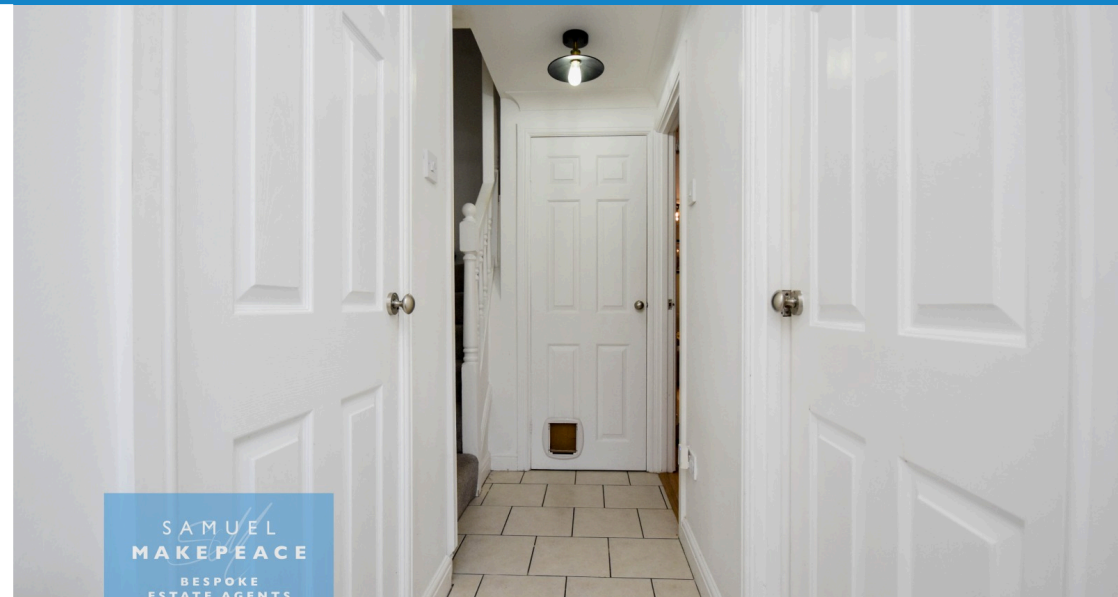
Presented in good condition throughout and clearly cared for, this is a home that offers space, practicality and a little something extra.

**So, if you've been waiting for a touch of magic to make your next move, Merlin Way might just be where the spell begins... just CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TO ARRANGE YOUR VIEWING!**

**Disclaimer:**

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Total area: approx. 97.3 sq. metres (1047.8 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92+) <b>A</b>                              | <b>71</b> | <b>85</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            | <b>71</b> | <b>85</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC  |

Address: Kidsgrove, ST7

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