

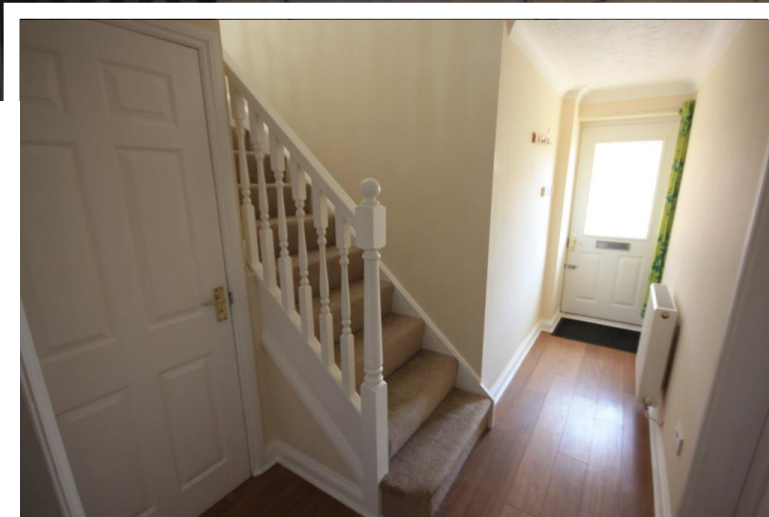


Merlin Way
Kidsgrove, ST7 4YL

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- WELL REGARDED LOCATION
- NO CHAIN
- GOOD SIZED ROOMS
- ATTACHED CONSERVATORY
- UPVC D/G, GCH
- NO CHAIN

£268,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a good sized four bedroom house with no chain, comprising, entrance hallway, lounge to the front, dining room, full width UPVC dwarf wall conservatory, kitchen, utility room, cloaks/w.c with store area, four bedrooms, ensuite & a family bathroom. An integral garage. Double width parking, front garden, paving and an attractive rear garden area. UPVC double glazing & gas central heating from a modern combi boiler. A cul de sac location yet within easy access to all amenities. Viewing essential without further delay. (draft details subject to approval, more information to follow)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4YL. From Liverpool Road, turn left into the Mount, proceed past the medical centre. At the roundabout take the third exit leading into Lapwing Road. At the T junction turn right, at the next T junction turn right into Merlin Way. The property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Staircase to the first floor. Coving to the ceiling. Radiator.

LOUNGE

14' 7" x 10' 3" (4.44m x 3.12m)

Window to the front elevation. Feature fireplace with inset electric fire. Coving to the ceiling. Telephone and TV point. Radiator.

DINING ROOM

10' 9" x 8' 9" (3.28m x 2.67m)

Coving to the ceiling. Radiator. Patio doors to:



CONSERVATORY

17' x 8' 11" (5.18m x 2.72m)

Dwarf wall construction with UPVC double glazing. Two radiators.

CLOAKROOM

Window to the side elevation. Low level W.C, wash hand basin. Radiator. Under stairs store area.

KITCHEN

9' x 9' (2.74m x 2.74m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in double oven, hob with extractor over. Coving to the ceiling. Splash back tiling to the walls, tiled floor.



UTILITY ROOM

Window to the rear elevation. Wall and base units. Coving to the ceiling. Tiled floor. Side external access door.

FIRST FLOOR LANDING

Window to the side elevation. Cupboard housing the modern combi gas boiler. Access to the loft with loft ladder. Doors to:

BEDROOM ONE

12' 3" x 9' 2" (3.73m x 2.79m)

Windows to both the front and rear elevations. A range of fitted wardrobes. Coving to the ceiling. Telephone and TV points. Door to:



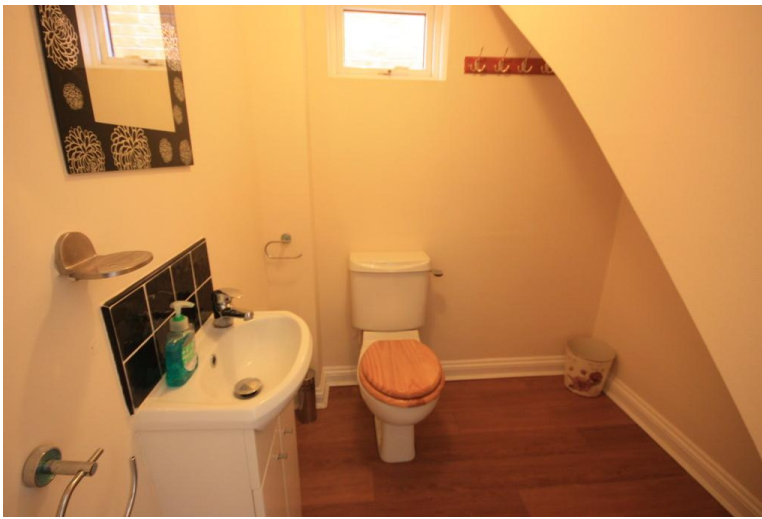
ENSUITE

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

BESROOM TWO

12' 7" x 11' 6" (3.84m x 3.51m)

Window to the front elevation. Fitted wardrobes. Coving



to the ceiling. TV point. Radiator.

BEDROOM THREE

9' 7" x 8' 7" (2.92m x 2.62m)

Window to the front elevation. Covling to the ceiling.
Telephone and TV point . Radiator.

BEDROOM FOUR

10' x 5' 6" (3.05m x 1.68m)

Window to the rear elevation. Covling to the ceiling. TV
point.

SHOWER ROOM

Window to the side elevation. Suite comprising: enclosed
shower cubicle, low level W.C, wash hand basin. Covling to
the ceiling. Inset spotlights.

EXTERNALLY

GARAGE

16' 4" x 8' 10" (4.98m x 2.69m)

Up and over door. Electric light and power .

FRONT

Laid to lawn. Paved path to the side of the property. Off
road parking.

REAR GARDEN

Enclosed by fencing. A paved patio leading to a low
maintenance lawn area, further patio area.

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 D



EPC RATING (PDF available online)
Current: Potential:





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 are 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