



Merlin Way
Kidsgrove, ST7 4YL

- A DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- HALL, CLOAKS/W.C
- BAY WINDOW LOUNGE, DINING ROOM
- UPDATED KITCHEN INC APPLIANCES
- CONSERVATORY TO REAR
- THREE BEDROOMS, ENSUITE & BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£265,000





Property Description

INTRODUCTION

Shaw's & Co are delighted to offer For Sale a detached house within a popular well regarded location comprising, entrance hallway, cloaks/w.c, a bay window lounge, dining room, conservatory, an updated kitchen with integrated appliances, three bedrooms, ensuite and a family bathroom. Externally a garage, driveway and additional parking to the side of the garage. A landscaped front and rear garden. The property enjoys a head of cul de sac location with fields and open space to the side. UPVC double glazing & gas central heating. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4YL turn in to the left cul de sac and the property can be found on the right hand side as identified by our for sale sign.

ENTRANCE HALL

A UPVC external access door with a glazed panel. radiator, stair case to the first floor.



LOUNGE

15' 4" x 10' 6" (4.67m x 3.2m)

With a walk in bay window to the front, radiator, coving to the ceiling. Doors to;

DINING ROOM

10' 1" x 8' 3" (3.07m x 2.51m)

Radiator, coving to the ceiling, patio doors to;

CONSERVATORY

14' x 8' (4.27m x 2.44m)

A UPVC brick base conservatory over looking the garden, doors to the garden.



KITCHEN

13' 5" x 8' 3" (4.09m x 2.51m)

Comprising an updated fitted kitchen with integrated appliances, an oven, hob and extractor, fridge freezer, slim line dishwasher, concealed washing machine, under floor heating. Window to the rear and external access door. Understairs store area.

FIRST FLOOR LANDING

Window to the side. Boiler cupboard with a Baxi combi boiler.



BEDROOM ONE

13' x 10' 9 max" (3.96m x 3.28m)

Window to the rear, radiator, fitted wardrobes. Door to;

ENSUITE

Comprising an enclosed shower cubicle, low level W.C wash hand basin, window to the rear, radiator. Splash back tiling to the walls.

BEDROOM TWO

10' 9" x 10' 6" (3.28m x 3.2m)

Window to the front, fitted wardrobes. Radiator.

BEDROOM THREE

7' 8" x 6' 6" (2.34m x 1.98m)

Window to the front radiator.



BATHROOM

Comprising a white suite with a paneled bath, low level W.C wash hand basin, radiator, window to the side. Extractor fan.

EXTERNALLY



GARAGE

16' 4" x 8' 1" (4.98m x 2.46m)

A semi detached garage with up and over door, pitched tiled roof. Electric light and power.

FRONT GARDEN

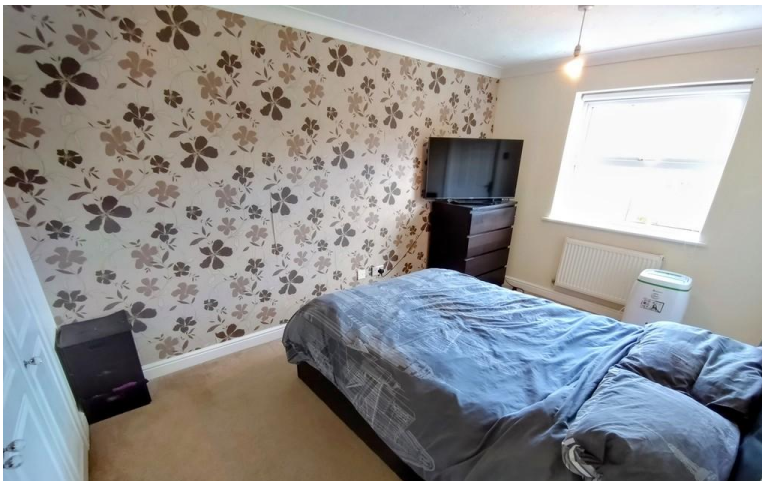
Laid to lawn with an extra block paved parking area. A paved pathway leads to the side of the house to;

REAR GARDEN

Laid to lawn garden area, a paved patio area.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



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.

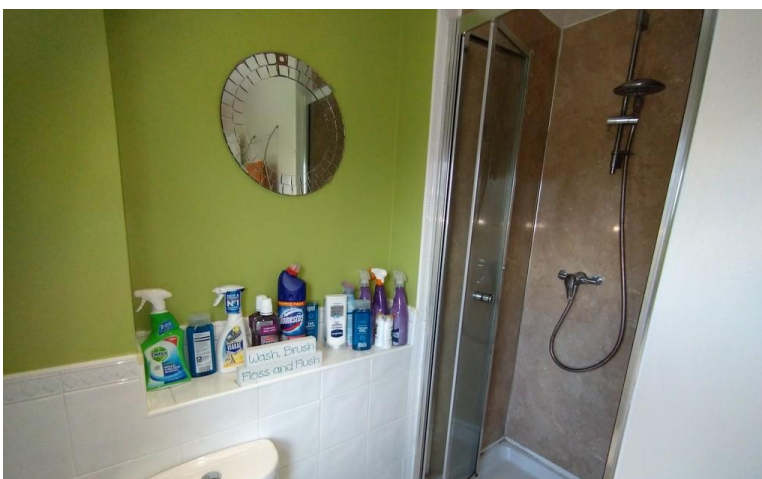
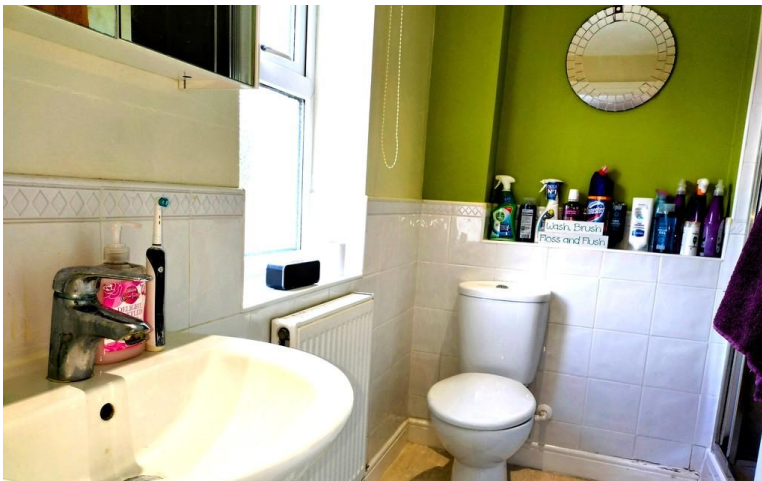
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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 .

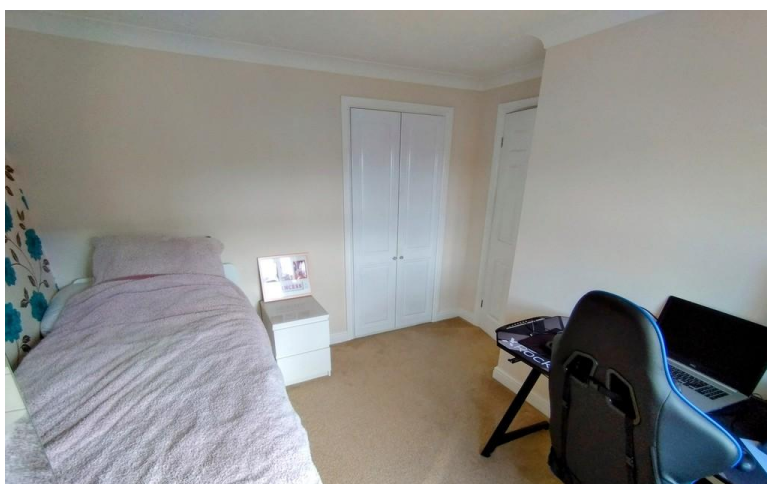




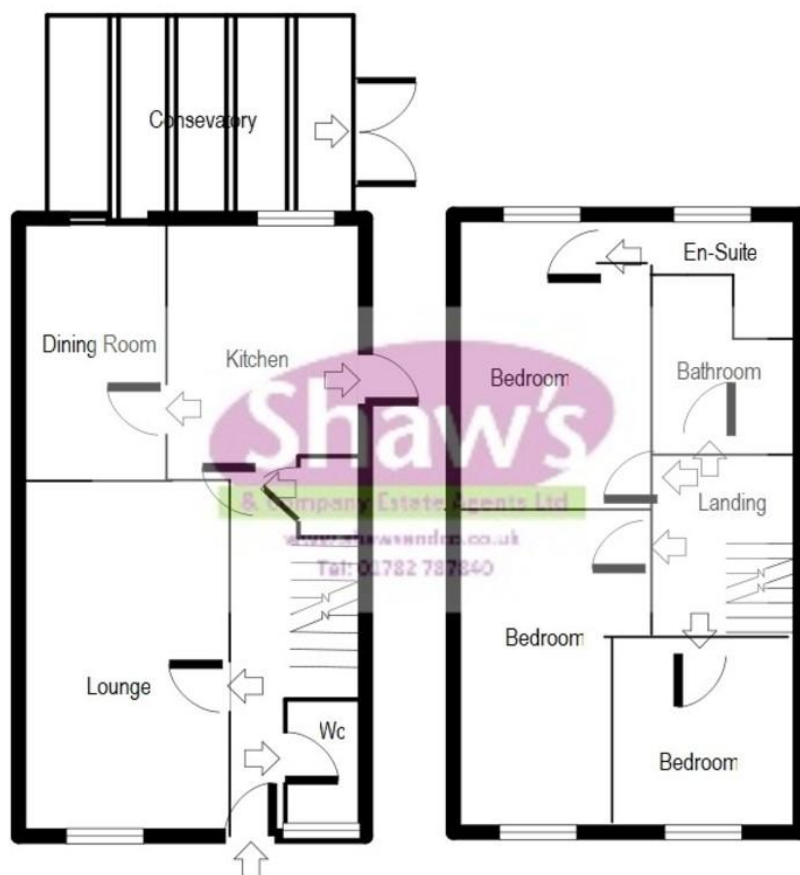
LOCAL AUTHORITY
Newcastle Borough Council.

COUNCIL TAX BAND D

EPC RATING (PDF available online)
Current: 72C Potential: 87B







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.

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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 and 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.