



70 Merlin Way

CW1 3RZ

Asking Price £215,000



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STEPHENSON BROWNE

Welcome to this peaceful three bedroom detached property set within a quiet cul-de-sac on Merlin Way. This delightful family home offers a perfect blend of comfort and modern living providing an excellent opportunity for families and individuals alike.

Set on a generous corner plot, the property boasts an inviting entrance hall that leads into a spacious open plan lounge and dining area that serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The contemporary grey gloss kitchen is well equipped and provides seamless access to the conservatory, which in turn opens onto a serene, enclosed garden - perfect for enjoying quiet moments outdoors.

On the first floor, you will find two generously sized double bedrooms alongside a cosy single bedroom, providing ample space for family or guests. The modern fitted wet room completes the accommodation, ensuring convenience and style.

This home is further enhanced by double glazing and gas central heating throughout, ensuring warmth and energy efficiency. Additionally, the property offers generous parking for up to three vehicles along with additional space to the side of the property, making it practical for families and visitors.

To the rear the garden is a delightful retreat, enclosed for privacy and adorned with well established borders that enhance its charm. Access to the detached garage is also an added benefit and for those with a passion for gardening the greenhouse provides an excellent opportunity to cultivate plants and flowers, making it a haven for green-fingered enthusiasts.

Conveniently located, this residence is within easy reach of well regarded schools, major business employers, and local transport links, making it an ideal choice for families and professionals alike. This charming home is not just a property, it's a wonderful place to create lasting memories. Call us today to arrange your viewing!



Entrance Hall

Lounge Diner

23'3" x 11'6"

W.C.

Kitchen

7'8" x 7'8"

Conservatory

10'0" x 8'2"

Stairs To First Floor

Bedroom One

11'10" x 8'5"

Bedroom Two

11'2" x 8'5"

Bedroom Three

8'0" x 6'4"

Wet Room

Externally

The property is positioned within a cul-de-sac with ample off road parking. The front features a gravel area with established wild flowers while to the rear is mainly laid to lawn with established borders and feature stepping stones. It is worth noting there is a greenhouse and a detached garage with an up and over door, power and light.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Council Tax

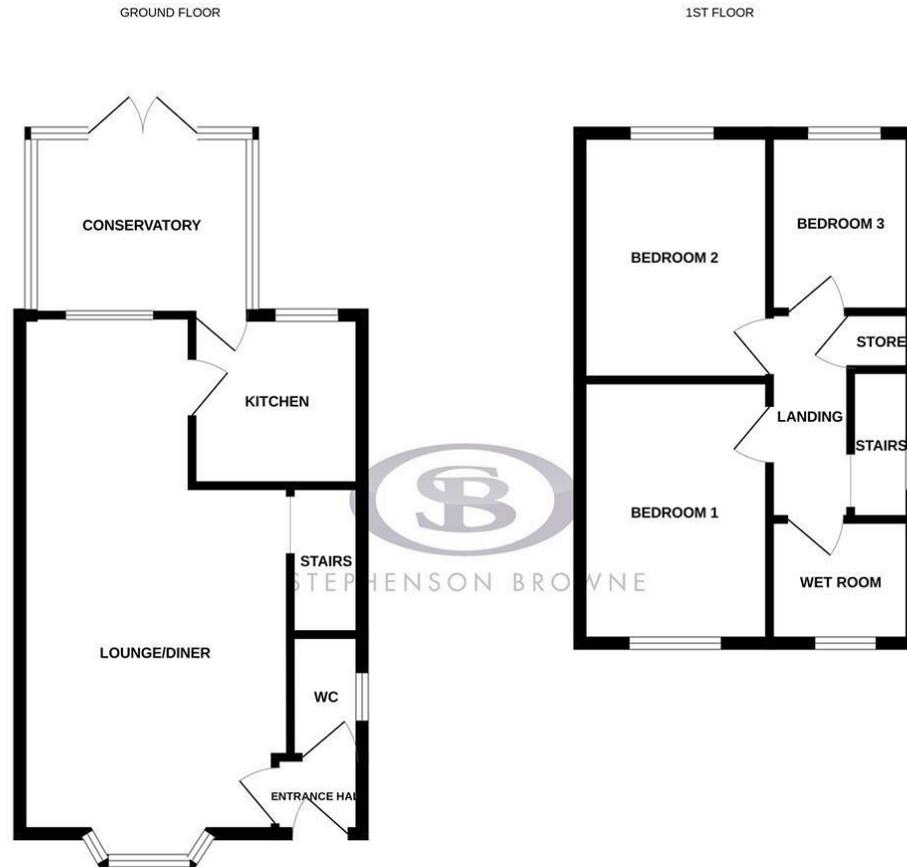
Band B



- Three Bedroom Detached
- Modern Fitted Kitchen
- Conservatory
- Cul-De-Sac Position
- Detached Garage & Off Road Parking
- Modern Wet Room
- Landscaped Garden To Rear
- Double Glazing
- Gas Central Heating
- Viewing Recommended

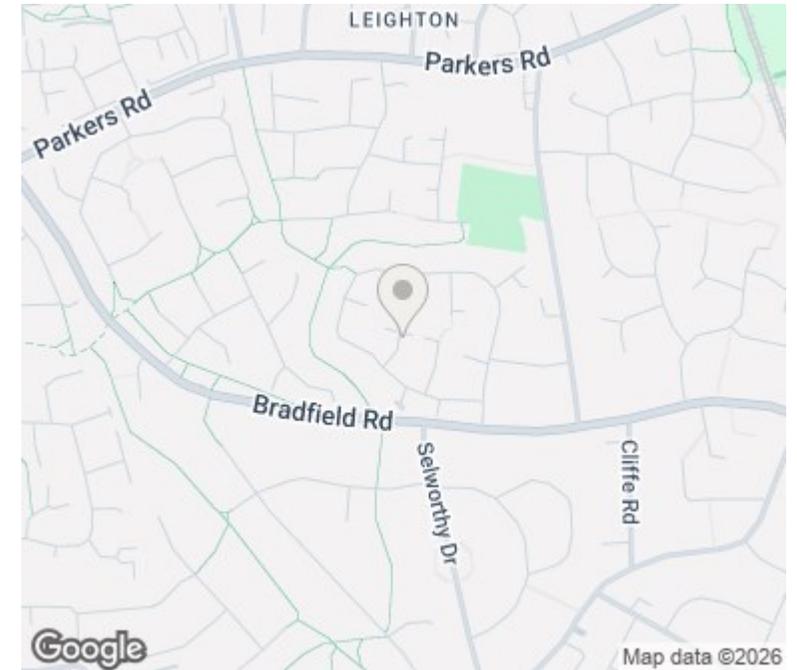


Floor Plan



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 is given as to their operability or efficiency can be given.
Made with Metropix C2025

Area Map



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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