Whittaker & Biggs Est. 1930
Rostons Group







10 Merlin Close, Stoke-On-Trent, ST6 6UW

£210,000

- Three-Bedroom Semi-Detached Home
- Conservatory Providing Further Reception Area
- Adjoining Double-Length Garage With Potential For Conversion
- No Upward Chain
- Impressive Open-Plan Lounge/ Diner
- Fitted Kitchen With Integrated Appliances And Pantry Storage
- Off-Road Parking And Lawned Front Garden
- Well-Proportioned And Versatile Accommodation With Potential To Personalise And Improve
- Two Double Bedrooms
- Close To Open Green Spaces And Chatterley Whitfield Country Park

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10 Merlin Close, Stoke-On-Trent ST6 6UW

A spacious three-bedroom semi-detached home featuring an impressive open-plan lounge/diner, conservatory, double-length garage offering conversion potential and a generous enclosed rear garden. Ideally situated close to open greenery and Chatterley Whitfield Country Park.

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Council Tax Band: B





Situated within an established residential cul-de-sac, this three-bedroom semi-detached property offers well-proportioned and versatile accommodation, ideal for families or purchasers looking for a home with potential to personalise and improve.

The accommodation comprises an entrance hallway leading into a spacious open-plan lounge and dining room, extending to 6.83m in length and featuring laminate flooring, an attractive polished stone fireplace with inset electric fire and sliding patio doors opening into the adjoining conservatory.

The conservatory is a particularly appealing addition, providing a further reception area which enjoys an abundance of natural light, attractive stained glass detailing and views across the rear garden. French doors open directly onto the patio, creating an ideal space for relaxing or entertaining whilst enjoying the garden outlook. The ground floor is completed by a fitted kitchen with integrated cooking appliances and useful pantry storage.

To the first floor are three bedrooms, including two generously proportioned double bedrooms, together with a family bathroom incorporating a corner bath with shower over. The accommodation offers scope for cosmetic updating, allowing purchasers to make the property their own.

A further standout feature is the adjoining double-length garage, measuring an impressive 7.09m, complete with an electrically operated garage door, light, power and French doors opening onto the rear garden. This versatile space offers excellent potential for conversion into additional living accommodation, a home office or other uses, subject to the necessary consents.

Externally, the property benefits from a driveway providing off-road parking and a lawned front garden. To the rear is a generous enclosed garden, predominantly laid to lawn with established planting and a paved patio area, providing ample space for outdoor seating and entertaining.

Merlin Close is conveniently positioned close to open green spaces and Chatterley Whitfield Country Park, ideal for those who enjoy walking and outdoor recreation, whilst benefiting from excellent road connections to the Potteries, Stoke-on-Trent and surrounding areas.

Offered for sale with no upward chain, this is an excellent opportunity to acquire a spacious family home with flexible accommodation, generous outdoor space and further potential.

Lounge/ Diner

22'4" x 12'0" (reducing to 7'10" within the dining

A spacious open-plan lounge and dining room having a UPVC double glazed window to the front aspect, engineered oak flooring, radiators and coving to the ceiling. Feature polished stone fireplace incorporating an electric fire with inset lighting. Double glazed sliding patio doors provide access through to the conservatory.

Conservatory

11'1" x 10'11"

Of UPVC double glazed construction, set upon a dwarf brick base with a polycarbonate roof. Featuring decorative stained glass and leaded top-opening windows, radiator and tile-effect laminate flooring. UPVC double glazed French doors provide direct access onto the rear garden.

Kitchen

9'11" x 10'5"

Fitted with a range of wall-mounted cupboards and base units with complementary work surfaces over, incorporating a stainless steel single drainer sink unit with mixer tap. Integrated electric appliances include a touch-control hob with extractor fan over and Bosch combination double oven and grill. Plumbing and space for a washing machine and dishwasher. UPVC double glazed window overlooking the rear garden, tile-effect flooring, radiator and recessed ceiling lighting. Useful open pantry storage area and UPVC double glazed side entrance door providing access towards the garage.

First Floor Landing

Having a UPVC double glazed window to the side aspect and a built-in airing cupboard housing the Vaillant combination gas central heating boiler, with additional linen storage.

Bedroom One

12'0" x 9'11"

Having a UPVC double glazed window to the front aspect, radiator and wood-effect laminate flooring. The walls have been stripped in preparation for redecoration, providing an opportunity for prospective purchasers to personalise the room to their own taste.

Bedroom Two

10'1" x 10'2"

Having a UPVC double glazed window to the rear aspect, enjoying partial distant views towards Chatterley Whitfield on the horizon. Radiator.

Bedroom Three
8'2" x 9'0"
Having a UPVC double glazed window to the front aspect, radiator and laminate flooring. store cupboard.

Family Bathroom
7'3" x 8'0"
Fitted with a three-piece suite comprising a corner bath with electric shower over, pedestal wash hand basin and low-level WC. Fully tiled walls, radiator, recessed LED ceiling lighting and UPVC double glazed obscure-glass window to the side aspect.

Externally

Front Garden & Driveway
To the front of the property is a lawned garden with established shrubs and a low-level brick boundary wall. A tarmac driveway provides off-road parking and leads to the adjoining garage, with a paved pathway giving access to the main entrance.

Garage
23'3" x 9'6"
A generously proportioned adjoining garage having an electrically operated remote-controlled up-and-over door, electric light and power. Fitted with a range of wall and base storage units, together with UPVC double glazed French doors to the rear providing direct access onto the garden.

Rear Garden
To the rear is a generously proportioned, enclosed garden, predominantly laid to lawn with established shrubs and planting to the borders. A paved patio extends across the rear of the property, providing an ideal space for outdoor seating and entertaining, with direct access from the conservatory and garage via double glazed French doors.

A central paved pathway extends through the lawn towards the rear boundary, with timber fencing providing enclosure.

The garden also enjoys an open outlook beyond the neighbouring properties towards surrounding countryside and distant hills.





















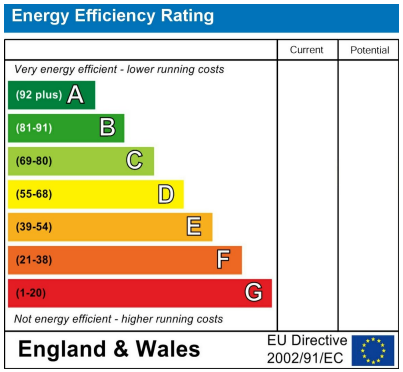
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B



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