# Manor Road, £220,000

- WELL PRESENTED END OF TERRACE
  PROPERTY
- FOUR DOUBLE BEDROOMS
- MODERN KITCHEN/DINER
- SPACIOUS RECEPTION ROOM
- ENCLOSED REAR GARDEN
- EPC Rating: D





Pinkm



01633 746088 team@pinkmove.co.uk



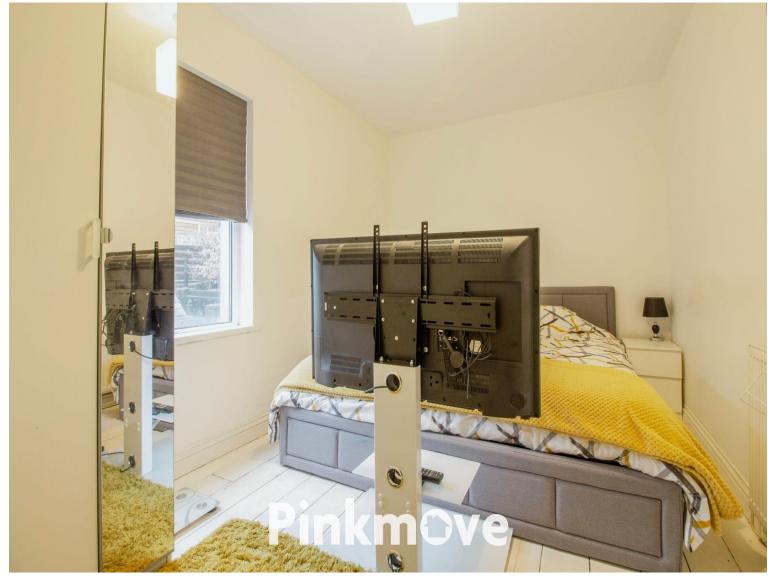
### About the property

Presenting a splendid end of terrace residence, listed for sale and in good condition. This charming property is set in a location that enjoys lovely surrounding views and is conveniently close to public transport links, local amenities, and reputable schools.

The house boasts four generously sized double bedrooms, offering ample space for a growing family or for those who appreciate the luxury of extra room. The reception room is a delightful feature of this home, enhanced by a stunning bay window that invites a wealth of natural light into the space.

The property also includes a well-equipped kitchen, complete with a dining space, ideal for family meals or entertaining guests. With a total of two reception rooms and one kitchen, the layout of the house has been thoughtfully designed to provide a comfortable and practical living environment.

A single bathroom serves the property, maintaining good condition like the rest of the house.



### Accommodation

Living Room 10' 6" x 10' 4" ( 3.20m x 3.15m ) Max Measurements

Dining Room 10' 6" x 12' 8" ( 3.20m x 3.86m ) Max Measurements

**Kitchen** 23' 1" x 8' 7" ( 7.04m x 2.62m ) Max Measurements

**Bedroom 1** 13' 10" x 8' 10" ( 4.22m x 2.69m ) Max Measurements

**Bedroom 2** 10' 8'' x 10' 6'' ( 3.25m x 3.20m ) Max Measurements

Bedroom 3 10' 7'' x 10' 7'' ( 3.23m x 3.23m ) Max Measurements

**Bedroom 4** 10' 8'' x 5' 7'' ( 3.25m x 1.70m ) Bathroom 8' 6" x 5' 8" ( 2.59m x 1.73m ) Max Measurements

#### 01633 746088 team@pinkmove.co.uk

## Floorplan



Total area: approx. 102.4 sq. metres (1102.4 sq. feet) **81 Manor Road** 



#### **Important Information**

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let