



## Manchester Road, Southampton

Hunters are delighted to bring to the market this four bedroom detached double fronted Victorian villa situated on a generous plot offering stunning views of Southampton water. The property is conveniently situated with easy access to shops and amenities. The accommodation is currently arranged as two apartments on separate deeds, with both having two double bedrooms, living rooms, kitchens, and bathrooms, however can easily be converted back to a substantial family home. Further features include a detached garage and parking, good size front and rear gardens.

**Asking Price £970,000**

**Council Tax: C**





# Manchester Road, Southampton

## DESCRIPTION

### Front Approach

Brick retaining wall to front and sides, gravelled area to side of house with flower borders, front gated access to pathway leading to front door, further lawned area to front with stunning water views enclosed by small wooden fence and hedge surround.

### Porch

Door to:

### Entrance hall

Fitted carpet, radiator, decorative coving to ceiling, door to:

### Living Room

15'4" x 13'11"

Double glazed sash bow window to front aspect with water views, radiators, fitted carpet, tv point, decorative coving to ceiling, gas fireplace with wooden mantle over.

### Dining Room

15'4" x 14'0"

Double glazed sash bay window to front aspect with water views, radiators, fitted carpet, decorative coving to ceiling and ceiling rose. gas fireplace with wooden mantle over, picture rails.

### Bedroom One

15'2" x 12'8"

Double glazed sash bay window to side aspect, radiators, fitted carpet, chimney breast with fireplace and built in wardrobes either side, decorative coving to ceiling with ceiling rose.

### Bedroom Two

13'1" x 12'8"

Double glazed sash bay window to side aspect, radiators, fitted carpet, chimney breast with fireplace.

### Kitchen Breakfast Room

15'1" x 12'6"

Fitted with a matching range of base and eye level units and drawers with wooden worktops over ceramic sink unit with stainless steel swan neck mixer tap, built in oven with electric hob, plumbing for washing machine, space for fridge freezer, Double glazed windows to rear and side aspect, door to garden, larder cupboard, radiator, vinyl flooring, wall mounted gas boiler.

### Shower Room

Fitted with a modern three piece suite comprising walk in double shower enclosure with mixer shower over, part mosaic tiled walls, low level WC, inset wash hand basin with cupboards under, wall mounted chrome heated towel rail, mirrored cabinet, tiled flooring, window to side aspect.

### Landing/ hallway

Laminate flooring, door to:

### Living Room

15'2" x 13'10"

Double glazed sash window to front aspect with views of water, radiator, chimney breast, laminate flooring. coving to ceiling.

### Bedroom One

15'2" x 12'0"

Double glazed sash window to front aspect with water views, radiator, built in wardrobes, chimney breast, wooden flooring, coving to smooth ceiling.

### Bedroom Two

13'2" x 12'9"

Double glazed sash window to side aspect, radiator, built in wardrobes, coving to smooth ceiling.

### Kitchen Breakfast Room

15'2" x 13'9"

Fitted with a matching range of base and eye level units and drawers with worktops over, stainless steel sink with swan neck mixer tap over, space for fridge freezer, space and plumbing for washing machine and dishwasher, built in oven gas hob, wooden flooring, radiator, double glazed window to side aspect, chimney breast with built in cupboard in recess.

### Shower Room

Fitted with a modern three piece suite comprising walk in tiled double shower enclosure with glass screen and mixer shower over, low level WC, two inset sinks with cupboards under, wall mounted chrome heated towel rail, tiled flooring, extractor fan, recessed ceiling spotlights.

### Separate WC

Fitted two piece suite comprising low level WC and wash hand basin, double glazed window to rear aspect.

### Rear Garden

Enclosed by hedge to rear and sides, Mainly laid to lawn , gravelled seating area, steps leading to 2nd apartment, garden shed, access to side of garage via courtesy door.

Detached garage and parking.

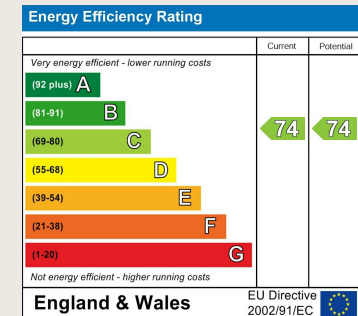






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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