

Property Particulars

Manor House Lane, Deepdale.



- **Mid Terraced Home**
- **Popular Community Area**
- **Dining Room Open Plan to Lounge**
- **Newly Replaced Windows, Patio Doors & Front Door**
- **Four Bedrooms**
- **Breakfast Kitchen**
- **Conservatory**
- **Stylish Bathroom Suite**

£175,000

A great opportunity to purchase a great size family home in the popular local community of Deepdale. This beautiful home offers four good size bedrooms, contemporary bathroom suite with spa bath, newly replaced windows and a lovely front door, fitted breakfast kitchen and open plan dining and lounge room. There is also a conservatory. To the front there is off road parking for three vehicles and to the rear a great size south facing garden with artificial easy maintenance lawn. There is gas central heating the benefit of rear solar panels which provide a fabulous addition to this home directing electricity to a battery cell enabling full use of the generated energy. Close to local schools, main road connections and bus routes, close proximity to Deepdale retail park and several supermarkets close to hand. Viewing is essential to fully appreciate the size, location and presentation of this lovely home.

Entrance Hall -

A very stylish newly replaced composite front door, laminate flooring, and stairs to first floor.



Lounge/Diner - 21' 0" x 14' 0" (6.40m x 4.26m)

With uPVC double glazed window to the front, pebble coal effect gas fire with mantel surround, ceiling light and radiator, open plan to dining room.



Dining Room -

With laminate flooring, feature chimney breast, ceiling light, uPVC double glazed French door to Conservatory, open plan to Breakfast/Kitchen.

Breakfast/Kitchen - 20' 8" x 10' 0" (6.29m x 3.05m)

With a range of wall, drawer and base units with contrasting working surfaces, uPVC double glazed windows to front and rear, electric cooking range with a Baumatic stainless steel splashback and extractor hood above, porcelain one and a half sink unit with retracting mixer tap, space for American style fridge freezer, plumber for washer and dishwasher, breakfast bar area, uPVC double glazed door to rear garden.



Conservatory - 12' 9" x 12' 5" (3.88m x 3.78m)

Being uPVC double glazed and brick built constructed, radiator and double doors accessing the rear garden.

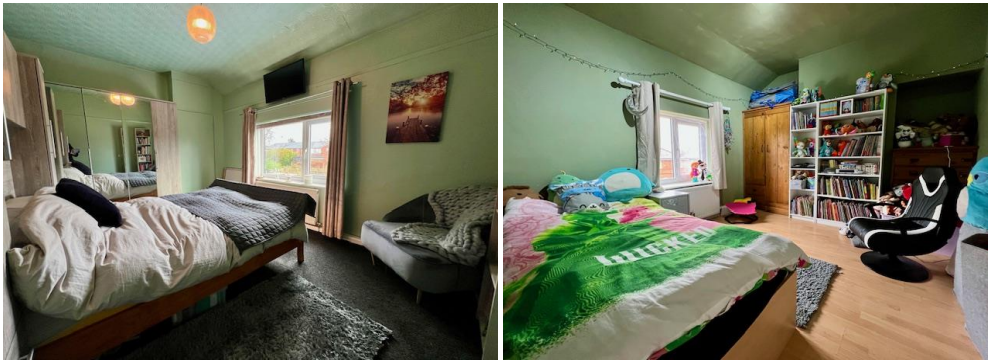
First Floor Landing -

With a turning back staircase, uPVC double glazed window to a half landing throwing lots of natural light to the stairs and landing, spindled balustrade, ceiling light and doors off.



Bedroom One - 14' 4" x 10' 5" (4.37m x 3.17m)

A great size double with uPVC double glazed window to the rear, a range of stylish free standing wardrobes, radiator and ceiling light.

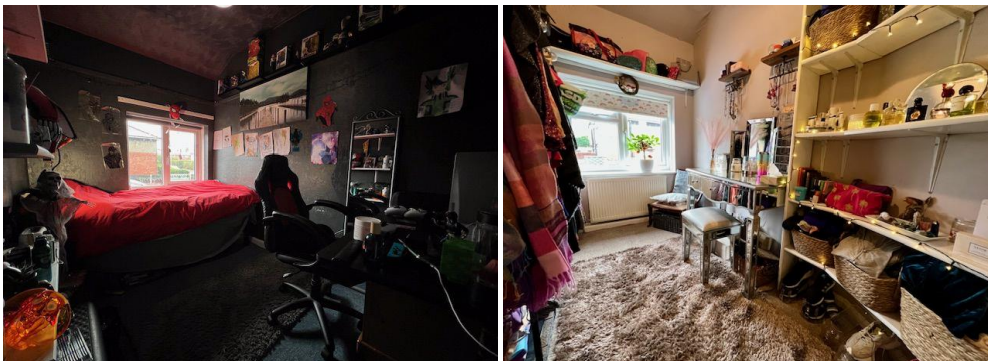


Bedroom Two - 11' 6" x 9' 10" (3.50m x 2.99m)

Another great double with uPVC double glazed window to the front, ceiling light and radiator.

Bedroom Three - 10' 4" x 6' 6" (3.15m x 1.98m)

with uPVC double glazed window to the rear, ceiling light and radiator.



Bedroom Four - 10' 4" x 5' 9" (3.15m x 1.75m)

Currently utilised as a dressing room with uPVC double glazed window to the rear, ceiling light and radiator

Bathroom -

A tasteful three piece suite comprising central fill spa bath with electric shower over via two showerheads, one rainwater effect and a second adjustable showerhead, concealed cistern W.C. wash hand basin on set on a vanity unit, uPVC double glazed window to the front, fully tiled elevations and heated towel rail.



Outside -

To the front there is a newly replaced paved driveway proving parking for three vehicles.

Rear Garden -

A south facing rear garden, a great size with artificial lawn area, raised flowerbeds with wooden sleepers.



Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm