



Westfield Road, Manea PE15 0LN

welcome to

Westfield Road, Manea

Four Bedroom Detached House in the popular Village of Manea - Good sized bedrooms - Kitchen / Breakfast Room plus Utility
Lounge plus separate dining room - Study - Off road parking and double garage



Please Note

Under floor heating to the ground floor.

Door

to

Entrance Hall

Stairs leading off. Alarm system. Laminate flooring. Telephone point. Under stairs storage cupboard housing under floor controls.

W.C

Tile floor. Window to side. Tiled splashbacks. Low level wc. Half wall mounted basin. Extractor fan.

Study

11' 2" x 9' (3.40m x 2.74m)

Window to front. Telephone point. TV point. Wall mounted fuse board.

Lounge

18' 6" x 11' 10" (5.64m x 3.61m)

Two windows to side. Double doors to rear. TV point. Telephone point.

Dining Room

11' 2" x 13' 3" (3.40m x 4.04m)

Windows to front and side.

Kitchen / Breakfast Room

12' 6" x 17' 1" (3.81m x 5.21m)

Single drainer ceramic sink with mixer taps. Tiled flooring. Electric oven, hob and cooker hood. Wall and base units with storage under. Tiled splashbacks. Doors to rear.

Utility Room

7' 8" x 4' 10" plus recess (2.34m x 1.47m plus recess)

Single drainer sink with mixer taps. Tiled splashbacks. Space for appliances. Tiled floor. Door to side.

Stairs To First Floor Landing

Radiator. Loft access, which is half boarded. Window to front. Storage cupboard housing water tank and slatted shelving.

Bedroom One

14' 5" x 12' 7" (4.39m x 3.84m)

Window to rear. Radiator. Double wardrobe with shelving. TV and telephone points.

En Suite

Pedestal wash hand basin. Low level wc. Radiator. Single shower cubicle with mixer taps. Vinyl flooring.

Bedroom Two

13' 4" x 14' 1" (4.06m x 4.29m)

Window to front. TV point. Telephone point. Double wardrobes with shelving. Radiator.

Bedroom Three

11' 2" x 9' 9" (3.40m x 2.97m)

Window to front. TV point. Telephone point. Radiator.

Bedroom Four

12' 8" x 9' 9" (3.86m x 2.97m)

Window to rear. Radiator. Telephone point.

Bathroom

Panelled bath with mixer taps. Low level wc. Pedestal wash hand basin. Radiator. Window to side. Vinyl flooring. Extractor fan. Single shower cubicle with mixer taps.

Outside

Irregular Shaped Room x (x)

Rear garden is enclosed with slab patio area. 1200 litre oil tank. Block paved path. Laid to lawns. Trees and shrubs bordering. Outside tap.

Double Garage

18' 2" x 19' 2" (5.54m x 5.84m)

Double up and over doors. Boarded space and storage above. Power and lighting.



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welcome to

Westfield Road, Manea

- Four Bedroom Detached House
- Double Garage
- Off Road Parking
- Enclosed Rear Gardens
- Lounge plus Dining Room

Tenure: Freehold

EPC Rating: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH112630 - 0003

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