



Westfield Road, Manea PE15 0LS

welcome to

Westfield Road, Manea

Three Bedroom Detached House - Two Bathrooms - Enclosed Rear Garden - Off Road Parking
Stunning Kitchen / Dining Room - Popular Village of Manea ** Viewing Recommended **



Entrance Door

to

Hall

Two radiators. Stairs leading off. Understairs storage. Tiled floor.

Lounge

12' 2" x 11' 11" (3.71m x 3.63m)

Dual aspect windows to front and side. Radiator. Open fire with tiled hearth and mantel. TV point.

Kitchen / Dining Room

19' 9" max x 19' 1" max (6.02m max x 5.82m max)

Dining Area - Window to side. Storage cupboard. Tiled floor. Radiator.

Kitchen Area - Windows to side and rear. Chest height oven and grill. Microwave. Single bowl sink with mixer taps. Range of wall and base units along with tall units with quartz worktops. Kitchen island with hob and storage under. Integral dishwasher and washing machine. Patio doors to rear. Two radiators. Tiled floor. Radiator.

Utility Area

Airing cupboard.

Ground Floor Bathroom

Window to side. Tiled floor. Heated towel rail. Vanity wash hand basin. Low level wc. P shaped bath with mixer taps and shower over. Extractor fan.

Stairs To First Floor Landing

Window to side. Loft access.

Bedroom One

12' x 10' 9" (3.66m x 3.28m)

Window to front. Radiator. Fitted wardrobes.

Bedroom Two

11' 11" max x 9' 8" max (3.63m max x 2.95m max)

Window to side. Radiator. Fitted wardrobes.

Bedroom Three

9' 2" x 8' 4" (2.79m x 2.54m)

Window to rear. Radiator.

Bathroom

Tiled floor. Tiled walls. Window to front. Low level wc. Wall mounted wash hand basin. Single shower cubicle with mixer taps. Heated towel rail. Extractor fan.

Outside

Front garden has stoned drive providing multi vehicle off road parking.

Rear garden is enclosed with paddock views to the rear. Patio/ seating areas. Mostly laid to grass with paths and planters bordering. Side access. Seating area. Timber shed (with power and lighting).



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welcome to Westfield Road, Manea

- Detached House
- Three Bedrooms
- Popular Village Location
- Stunning Condition Throughout
- Two Bathrooms
- Off Road Parking
- Enclosed Rear Garden
- Viewing Recommended

Tenure: Freehold EPC Rating: E

offers in excess of
£325,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
MCH113141 - 0006

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