



**Annabelle Avenue, Manea PE15 0HX**

**welcome to**

**Annabelle Avenue, Manea**

If you are looking for a spacious three bedroom property with plenty of living space in a village location, then look no further - this property will tick all those boxes! with solar panels, enclosed rear gardens and ample off road parking this property is not one to be missed - book now to view !





**Entrance Door**

to

**Entrance Hall**

Stairs leading off.

**Lounge**

13' 10" x 11' 9" ( 4.22m x 3.58m )

Window to front. Understairs storage cupboard.  
Electric radiators. TV/telephone points.

**Kitchen**

15' 1" x 9' 10" ( 4.60m x 3.00m )

Window and door to rear. Vinyl floor coverings.  
Range of wall and base cupboards with tiled splash  
backs and single drainer sink with mixer taps. Free  
standing oven and extractor over. Space with under  
counter appliances.

**Dining Room**

11' 4" x 8' 1" ( 3.45m x 2.46m )

Loft access. Patio doors to rear. Electric radiator.

**Snug**

9' 2" x 8' 1" ( 2.79m x 2.46m )

Window to front. Electric radiator.

**Stairs To First Floor Landing**

Loft access. Airing cupboard housing hot water tank.

**Bedroom One**

10' 10" x 8' 5" ( 3.30m x 2.57m )

Window to rear. Electric radiator. Fitted storage  
cupboard.

**Bedroom Two**

10' 3" x 7' 7" plus recess ( 3.12m x 2.31m plus recess )

Window to front. Storage cupboard. Electric radiator.

**Bedroom Three**

7' 1" x 6' 1" ( 2.16m x 1.85m )

Window to front.

**Bathroom**

Window to rear. Low level wc. Vanity wash hand  
basin. Panelled bath with mixer taps with shower  
over. Tiled walls. Shaver point. Extractor fan.

**Outside**

Front garden is open plan with off road parking.

Rear garden has slabbed patio seating areas. Outside  
tap. Raised decked area. Laid to grass with beds  
bordering. Shed

**Please Note**

This property benefits from solar panels.



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## welcome to Annabelle Avenue, Manea

- Terraced House
- Three Bedrooms
- Solar Panels
- Lounge plus Separate Dining Room
- Snug Room
- Electric Heating
- Village Location
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



# £210,000

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH113471 - 0005

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**william h brown**



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