



Manor Road
Newton Longville, Milton Keynes MK17 0AJ
£320,000

1st Choice Properties are pleased to offer for sale this extended 3 bedroom semi detached which is situated within this charming and picturesque village of Newton Longville. This property benefits from replacement double glazing, re-fitted kitchen and bathroom , gas to radiator heating, lovely south facing garden. This property has potential of a possible front and side extension (subject to planning Permission).

The property comprises of entrance hall, lounge, dining room , kitchen, bathroom, landing, three bedrooms, gardens and garage. We strongly advise an early inspection to avoid disappointment.

Entrance

Upvc double glazed door with double glazed side panels leading to:

Entrance Porch

Double glazed windows to side, double glazed door to :

Entrance Hall

Karndeian flooring, double panel radiator, stairs rising to first floor accommodation. window to fronts aspect

Lounge

10'8" x 17'0" (3.26m x 5.19m)



Feature fire place with working log burner, Karndeian flooring, single panel radiator, coving to ceiling , double glazed window to front aspect .

Dining Room

18'6" x 7'10" (5.64m x 2.39m)



Karndeian flooring, double panel radiator, double glazed window to rear aspect, double glazed French doors to garden, archway to :

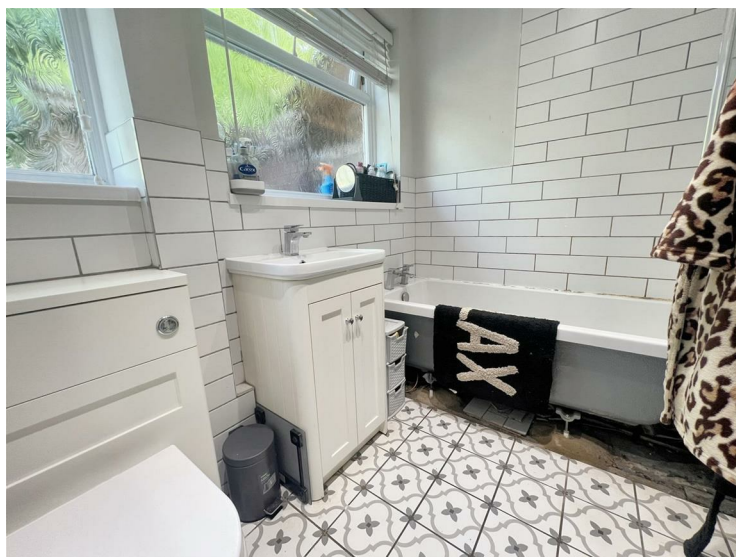
Kitchen

12'6" x 7'5" (3.83m x 2.28m)



Fitted with a matching range of base and wall mounted units providing storage space and work surfaces. single drainer 1 1/2 stainless steel sink unit, mixer tap, tiled surround, four ring gas hob , overhead extractor hood. electric double oven, double panel radiator, under stairs recess , plumbing for automatic washing machine and dishwasher, space for tumble dryer, Karndeian flooring double glazed door to side of property , double glazed window to rear aspect.

Bathroom



White suit comprising of panel bath, with mixer tap, electric shower over, folding glass screen, ceramic tiled surround, low level wc with hidden system , wash hand basin mounted in vanity unit with mixer tap, chrome towel rail, ceramic tiled floor, double glazed window to side aspect.

First Floor Landing

Carpet as fitted, coving to ceiling, double glazed window to rear aspect .

Main Bedroom

11'0" x 16'11" (3.37m x 5.18m)



Fitted carpet , range of built in wardrobes providing hanging clothes rail and shelving, matching bedside cabinet and chest of draws, two single panel radiators, double glazed windows to front and rear aspect .

Bedroom 2

12'3" x 7'4" (3.74m x 2.25m)



Over stairs cupboard,, single panel radiator, double glazed window to front aspect.

Bedroom 3

6'6" x 9'3" (1.99m x 2.84m)

Wooden floor, single panel radiator, access to loft space, double glazed window to front aspect.

Rear Garden



Laid to lawn, laid patio area , security light, outside tap, shed to remain, enclosed by panel fencing, passage way on side

Front Garden

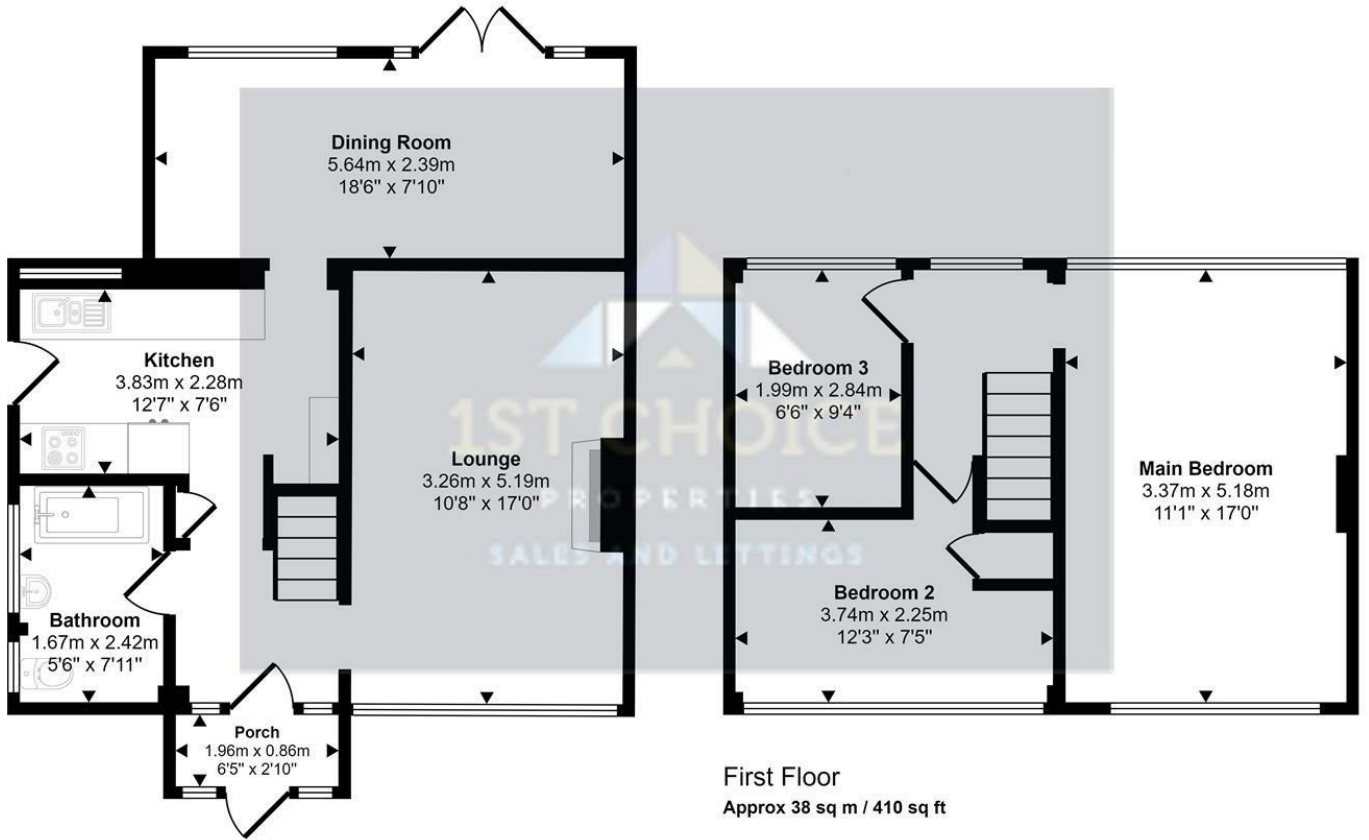
Laid to lawn , enclosed by mature hedge row.

Garage

Single garage in nearby block



Approx Gross Internal Area
91 sq m / 983 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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