



# Manor Road Eckington

£475,000

- Four bedroom house
- Living room with conservatory
- Breakfast kitchen with separate dining room/snug
- Master bedroom with en-suite
- Corner plot well established garden
- Double garage and parking for several vehicles
- Sought after village location
- No upward chain

Nigel Poole  
& Partners

# Manor Road,

Eckington

£475,000

**DETACHED FOUR BEDROOM HOUSE\*\*** Located in the beautiful communal village of Eckington with amenities including The Holy Trinity Church, a village shop, first school, pubs and a village hall. Entrance hall; cloakroom; living room; conservatory; breakfast kitchen and separate dining room/snug. On the first floor there are four bedrooms; the master with en-suite and there is a family bathroom. The garden is laid to lawn with a patio seating area, a pergola, greenhouse, established planted beds and borders. Double garage and driveway with parking for several vehicles.

## Front

Driveway with parking for several vehicles. Laid to lawn with trellis fencing and planting. Access to the rear of the property and to the double garage.

## Entrance Hall

Light and airy with obscure glazed door. Doors to the cloakroom, kitchen, dining room/snug, living room and under stairs storage. Stairs rising to the first floor.

## Living Room 21' 9" x 11' 1" (6.62m x 3.38m)

Double glazed window to the front aspect. Double glazed French doors to the conservatory. Two radiators.



## Conservatory 11' 3" x 11' 2" (3.43m x 3.40m)

Built of brick and double glazed windows. Door to the garden. Tiled flooring.

## Dining Room/Snug 10' 7" x 9' 7" (3.22m x 2.92m)

Double glazed window to the rear aspect. Hatch to the kitchen. Radiator.

## Breakfast Kitchen 15' 1" x 12' 1" (4.59m x 3.68m) max

Double glazed window to the rear and side aspects. Obscure double glazed door to the side aspect. Wall and base units surmounted by worksurface. One and a half stainless steel sink and drainer with mixer tap. Space and plumbing for appliances. Hatch to the dining room. Radiator.



## Landing

Double glazed window. Access to the loft. Doors to four bedrooms and a bathroom.

## Master Bedroom 13' 8" x 11' 7" (4.16m x 3.53m) max

Double glazed window to the rear aspect. Door to the en-suite. Fitted wardrobe. Radiator.



### **En-suite** 8' 7" x 5' 5" (2.61m x 1.65m) max

Obscure double glazed window to the front aspect. Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Radiator.

### **Bedroom Two** 11' 2" x 11' 0" (3.40m x 3.35m) max

Double glazed window to the front aspect. Radiator.

### **Bedroom Three** 11' 0" x 9' 5" (3.35m x 2.87m) max

Double glazed window to the rear aspect. Radiator.

### **Bedroom Four** 9' 3" x 6' 3" (2.82m x 1.90m) min & max

Double glazed window to the rear aspect. Radiator.

### **Bathroom** 9' 7" x 7' 6" (2.92m x 2.28m)

Door to the airing cupboard housing the gas fired Main Eco Compact boiler. Obscure double glazed window. Panelled bath with mains shower over. Tiled splashbacks. Pedestal wash hand basin and low flush w.c. Radiator.

### **Double Garage** 17' 10" x 16' 8" (5.43m x 5.08m) max

Up and over garage. Power and light. Obscure double glazed door to the rear.

## **Garden**

Corner plot laid to lawn with a patio seating area. Mature planting, pergola, pond and greenhouse.



## **Tenure: Freehold**

## **Council Tax Band: E**

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3BH





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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