



# Manor Road, Lower Moor

Asking Price: £600,000

- Four bedroom detached house in a plot of approx. 1/2 acre (not measured)
- In need of complete modernisation
- Development potential (subject to required planning consent)
- Potential to create self-contained annex
- Living room; kitchen; dining room; sun room
- Ground floor and first floor bathrooms
- Double garage
- South westerly facing rear garden
- NO ONWARD CHAIN

**Nigel Poole  
& Partners**

# Orchard House

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**\*\*A DETACHED HOUSE SET IN APPROX. 0.5 ACRE (not measured) - IN NEED OF COMPLETE MODERNISATION. POTENTIAL TO CREATE SELF CONTAINED ANNEX. DEVELOPMENT POTENTIAL (subject to required planning consents). This detached home is located in the sought after village of Lower Moor. The property is in need of complete modernisation and has the potential to create a self-contained annex for multi-family living. There is also development potential - subject to the required planning consents. L'shaped entrance hall: living room with art-deco style tiled fireplace; dining room; breakfast kitchen; sunroom; utility; boot room; ground floor bathroom. Four bedrooms - two with fitted wardrobes. Gardens to the front and rear with mature planting including trees (some with TPOs), shrubs and flowering plants. NO ONWARD CHAIN.**

## Front

Driveway leading to the double garage and path to the front door. Side gated access to the rear. Lawn with mature trees. Wooden and obscure glazed front door.

## Entrance Hall 24' 6" x 20' 10" (7.46m x 6.35m) max

'L' Shaped hallway with stairs rising to the first floor. Window to the rear aspect. Internal window to the dining room and boot room. Storage cupboards. Doors leading to the living; kitchen; dining room; bathroom and utility room. Storage heaters.

## Living Room

Glazed window to the front aspect. Open fire. Stairs rising to the first floor. Storage heaters. Wall and pendant light fixtures.



## Dining Room 15' 5" x 12' 7" (4.70m x 3.83m)

Two windows to the side aspect. Storage heaters. Pendant light fitting.

## Kitchen 20' 9" x 10' 7" (6.32m x 3.22m)

Glazed window to the side and rear aspect. Base units with work top and ceramic sink with double drainer. Space and plumbing for an oven, fridge/freezer and dishwasher. Storage cupboards. Storage heaters. Door to the sunroom and boot room.



## Sunroom 16' 8" x 13' 11" (5.08m x 4.24m)

Glazed windows to four aspects. Storage heaters.

## Ground Floor Bathroom 9' 11" x 7' 1" (3.02m x 2.16m)

Max

Obscure glazed window to the rear aspect. Pedestal hand wash basin with tiled splash back. Panelled bath with part tiled walls. Low level w.c. Towel rail. Storage heaters. Airing cupboard with hot water cylinder.

## Utility Room 9' 10" x 7' 5" (2.99m x 2.26m)

Glazed window to the rear aspect. Base unit with stainless steel sink and drainer. Storage heater. Door to the boot room.

### Boot Room 6' 7" x 5' 6" (2.01m x 1.68m)

Wooden and glazed window to the rear aspect. Doors to the kitchen and utility. Internal window to the hallway. Shelving. Red brick flooring.

### Landing 23' 9" x 6' 9" (7.23m x 2.06m) Max

Glazed window to the front and side aspect. Doors to the bedrooms. Access to the loft. Storage heaters.

### Bedroom One 13' 10" x 20' 10" (4.21m x 6.35m) Max

Glazed window to the rear aspect. 'L' shaped room with base unit and sink. Shaver point. Storage heaters. Pendant light fitting.

### Bedroom Two 13' 10" x 16' 10" (4.21m x 5.13m)

Glazed window to the front and side aspect. Storage heater. Pendant light fitting.



### Bedroom Three 12' 0" x 15' 3" (3.65m x 4.64m) Min

Glazed windows to the front aspect. Storage cupboards. Storage heaters. Pendant light fitting.

### Bedroom Four 12' 3" x 10' 11" (3.73m x 3.32m)

Step down from the landing. Glazed window to the rear aspect. Base unit with sink. Storage cupboard. Storage heater. Pendant light fitting.

### Inner Landing 9' 6" x 3' 8" (2.89m x 1.12m)

Glazed window to the side aspect. Airing cupboard with hot water tank. Access to bedrooms three and four, bathroom and loft. Storage heater. Pendant light fitting.

### Family Bathroom 7' 2" x 9' 6" (2.18m x 2.89m) Max

Obscure glazed window to the rear aspect. Pedestal hand wash basin with tiled splashback. Panelled bath with mixer taps and shower attachment, part tiled walls. Low level w.c. Towel rail. Storage heater.



## South Westerly Rear Garden

A deceptively large south westerly facing garden with patio seating area. Brick built store with wooden double doors. Lawn with mature planting including trees (some with TPOs), shrubs and flowering plants. Gated access at one side leading onto the drive.

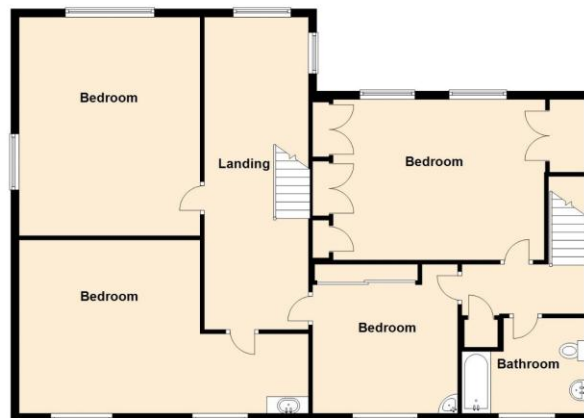


Tenure: Freehold

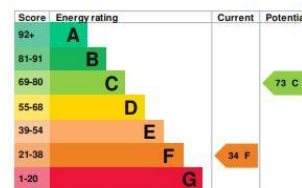
Council Tax Band: G

## 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 2NZ



Total area: approx. 289.9 sq. metres (3120.0 sq. feet)



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